

**U.S. Department of the Interior
Bureau of Land Management**

ENVIRONMENTAL ASSESSMENT

DOI-BLM-AZ-C030-2011-0020-EA

**La Paz County Park
Plan of Development Update Including
Pirate's Den RV Resort and Marina**

Applicant: La Paz County

Applicant Contact: Daniel L. Barbara, M. Ed.
Director of Community Resources for La Paz County

Lake Havasu Field Office
2610 Sweetwater Avenue
Lake Havasu City, AZ 86406

Prepared by: Jill Himes, Consultant
Himes Consulting LLC
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1. CHAPTER 1 - INTRODUCTION

A. Project Location

The existing La Paz County Park is located on the Parker Strip in Parker, Arizona across from the Emerald Canyon golf course in Section 12, Township 10 North, Range 19 West of the Gila and Salt River Meridian (Figure 1). The park, approximately 101.2 acres in size, is located on the eastern shore of the Colorado River at River Mile (RM) 184, approximately 8 miles downstream of Parker Dam. The existing sublease consists of 12.9 acres in the northwest corner of the park (Figure 2).

B. Project Background

The proposed project site is leased to La Paz County (the County) by the U.S. Bureau of Reclamation (BOR) under Contract No. 14-06-300-1813 (issued April 15, 1966) and managed by the U.S. Bureau of Land Management (BLM) under Lease AZAR 035906. The lease expires on April 14, 2016. The County issued a sublease to Pirate's Den LLC on October 13, 2010 to improve County water-based recreational opportunities at the park.

C. Purpose and Need for the Proposed Action

The purpose of the Proposed Action is to approve the updated plan of development for La Paz County Park. The need of the Proposed Action is to provide improved recreational opportunities at La Paz County Park.

D. Decision to be Made

The BLM Lake Havasu Field Office (LHFO) would decide to whether or not to accept the updated plan of development which includes the proposed Pirate's Den RV Resort and Marina (Pirate's Den) sublease development.

E. Scoping and Issues

The Proposed Action was presented to the LHFO during a pre-application meeting on October 21, 2010. The project was presented to the LHFO Interdisciplinary NEPA team on February 23, 2011. The following scoping issues were identified: Air Quality, Cultural, Historic & Paleontological Resources, Fish Habitat, Floodplains, Hazardous or Solid Wastes, Invasive & Non-Native Species, Lands and Realty, Migratory Birds, Native American Religious Concerns, Noise, Recreation, Socioeconomics, Threatened or Endangered Species, Vegetation, Visual Resources, Wastes, Hazardous or Solid, Water Quality (Drinking or Groundwater), and Wetlands/Riparian Zones.

2. CHAPTER 2 - PROPOSED ACTION AND ALTERNATIVES

A. Proposed Action (Alternative 1)

The Proposed Action consists of the updated Plan of Development for La Paz County Park which consists of Pirate's Den subleased activities. Pirate's Den proposes to redevelop existing amenities at the La Paz County Park by constructing a beach bar and restaurant, installing boat docks, and upgrading the existing RV sites. The existing boat ramps would remain as is without upgrade. All existing and proposed features are within the scope of the existing BOR lease and BLM recreation policy. Proposed features are located within the 12.9 acre sublease area, which is entirely previously developed. Each proposed feature is described below and shown on the site plan in Map 3. A breakdown of acreage per type is provided in the table below. Of this total, approximately 8.9 acres would be redeveloped and 4.0 acres would remain in its existing condition.

USE TYPE	AREA (IN ACRES)
Restaurant and Bar Buildings	0.4
Parking	0.58
Beach	1.55
RV Spaces	4.84
Existing Areas Not Proposed for Disturbance (including Launch Ramp, Roads, and Wash)	4.0
Lagoon	1.5
Total	12.9

The project would utilize and ultimately tie into the existing La Paz County Park water and wastewater systems. An estimated 8,500 gallons per day (gpd) of water would be provided for use for sublease activities from the County's onsite well (capacity of 250 gallons per minute). Wastewater for the sublease area (estimated 8,500 gpd) would be managed by a new 20,000 gallon vault and haul system to the Buckskin Treatment Plant on a fee-basis until future tie-in to the Buckskin Sanitary District Sewer Main on Riverside Drive. Electrical service would be brought in from the main line along Riverside Drive, provided by Arizona Public Service. All utility lines would be buried within existing roadways. Two traffic control gates would be placed for security as shown in Figure 3.

1. Project Component – Beach Bar and Restaurant

The proposed beach bar and restaurant would be constructed along the Colorado River just upstream of the lagoon entrance, on the existing parking lot and picnic area (western portion of the sublease). The restaurant, 60 feet by 30 feet in size, features enclosed and open air dining, rest rooms, a kitchen and offices, with a seating capacity of 122. The beach bar, 50 feet by 40 feet, features an open air bar adjacent to the Colorado River and mouth of the lagoon with a seating capacity of 69. Both structures would be stick-built (wood-framed) with a perimeter

foundation wall and a combination of concrete pier foundations and slabwork. Existing asphalt within the bar and restaurant area would be removed, the area would be graded and elevated one foot pursuant to County floodplain requirements, and the parking redesigned and repaved with asphalt for 64 vehicle spaces including 2 handicap spaces (refer to Figure 3). The parking lot would be 0.58 acres in size. Estimated length of construction for the beach bar and restaurant is 60 to 120 days planned for construction upon approval in 2011.

2. Project Component – Boat Docks

Pirate's Den proposes to install docks in the existing lagoon, including a fuel dock, and one courtesy dock along the shoreline to provide safe and efficient boating access to the park. A Letter of Permission (LOP) under Section 10 of the Rivers and Harbors Act was issued by the U.S. Army Corps of Engineers (USACE) on April 6, 2011 authorizing the work (see Appendix B). The lagoon docks would be used primarily for day use boating access to the restaurant and bar, fueling, and secondarily for Pirate's Den watercraft rentals. The shoreline courtesy dock is proposed to provide day use access for 5-6 boats for the restaurant and bar.

Pirate's Den proposes to install 14 double-slip docks within the lagoon with 6' walkways, 3' x 22' fingers, and two gangways (4' x 30' and 5' x 30'). Connecting walkways along the northwestern end are 8' and 12' wide. Overall length of the U-shaped dock is 444'8" secured by a total of 14-4" pilings as shown in Figure 4. Watercraft rentals would be handled from the marina store/registration building located across the road from the docks, as shown on the site plan (Figure 3). The fuel dispenser and related equipment would be located on the lagoon dock as shown in Figure 4. A 10,000 gallon double-walled steel fuel tank would be located southeast of the lagoon, outside of the wash floodplain area, in a fenced and locked area. Proposed dimensions of the courtesy dock along the existing shoreline are 120' long x 12' wide with a 4' x 16' gangway secured by 7-4" pilings (Figure 5). All gangways/ramps and docks would be commercial quality and utilize 12 inch shop-welded galvanized aluminum frames to be set upon encapsulated foam floatation attached by 3/8 inch stainless steel bolts. The ramps would include safety handrails on all sides. Dock installation is estimated to take five to ten days. Staging of the docks (constructed off-site) would be conducted within the existing parking area adjacent to the lagoon. Maintenance of the docks is anticipated to take place every five years. Mitigation for potential indirect and cumulative impacts from installation of the docks would be provided by contribution of an in-lieu mitigation fee of \$5,596 to the La Paz County Endangered Species Fund as required by the USACE.

An intake pipe (approximately 480 ft in length and 3 ft in diameter) was installed in the lagoon in 1990 to provide circulation within the lagoon for swimming and boating (USACE application No. 90-109-DC). This pipe is still functioning and does provide some degree of circulation but is approximately two-thirds full of sediment in some areas. The pipe would be cleared to the degree possible by hand to aid in increasing circulation within the lagoon.

The existing grass near the bankline would be removed and sand added to the beach areas above the ordinary high water mark with no change to the existing slope of the bankline.

3. Project Component – RV Site/Accommodations

The existing 30 County RV sites within the sublease area would be upgraded to provide a maximum of 107 RV sites. Existing mature tamarisk trees would remain (refer to Figure 3). The beachfront RV sites would be upgraded to include a 12' x 16' concrete slab with a cabana-style shade structure, kitchenette, barbeque, benches, and utilities. The existing steel canopies at the site would be relocated for County use in other areas as identified in the POD. Figure 6 shows a typical RV site. The existing second and third row RV sites would be upgraded with the concrete slab, utilities, and potential future shade structures. The existing dirt roadways within the RV sites would be upgraded by adding landscaping and decomposed granite to reduce dust. The beachfront and middle row of the RV sites would be upgraded first upon approval, anticipated to take 60 to 90 days. The final row of the RV sites is anticipated to be upgraded in early 2012.

4. Project Component – Dry Storage

The existing parking lot north of the La Paz County office will be fenced to provide dry storage. Dry storage will provide storage for recreational vehicles such as boats, trailers, and RVs.

5. Project Component – Erosion Control

A concrete seawall (230 ft in length), or retaining wall, would be installed above the ordinary high water mark to stabilize the shoreline and reduce erosion into the river. Rip rap would be placed at the toe of the seawall above the ordinary high water mark to provide additional stabilization and to prevent potential erosion at the footing (Figure 7).

6. Design Features of the Proposed Action

- i. A Storm Water Pollution Prevention Plan (SWPPP) has been prepared for construction of the Proposed Action in compliance with the Arizona Pollutant Discharge Elimination System (AZPDES) requirements (refer to NOI in Appendix D).
- ii. A Spill Prevention and Countermeasures Plan is in place and would be maintained for the marina (Appendix C). As no vessel repairs or cleaning would take place at the site, an Industrial Multi-Sector General Permit (MSGP) is not required for the marina.

7. Similar, Connected and/or Cumulative Actions

The Proposed Action lies within the greater La Paz County Park lease. As a connected action, Pirate's Den proposes some shoreline clean-up activities, including the removal of less than 10

cubic yards of concrete bags, sandbags, and concrete material placed in the river near the shoreline, pursuant to USACE guidelines (refer to Appendix B).

Similar actions that can be reasonably expected to occur involve ongoing park sublease operations, maintenance, and activities that include RV sites, camping, and regular events. The Park was originally constructed in 1966. The park's water and electrical system is in the process of upgrade, anticipated for completion by September 2011. Maintenance dredging may need to be conducted in the lagoon within the next 10 years (refer to Cumulative Effects section). There are no other reasonably foreseeable future projects planned within the project site.

B. No Action Alternative (Alternative 2)

Under the No Action Alternative, none of the Proposed Action components or alternatives would be built.

C. Alternatives Considered but Eliminated From Detailed Analysis

Alternatives considered but eliminated from detailed analysis include greater RV space and dock slip densities, RV condos, a mobile home park, and time shares. These alternatives were eliminated from consideration by the applicant early on in order to continue the same type of RV use at the site.

D. Conformance with Land Use Plan

The Proposed Action is in conformance with the *Lake Havasu Field Office Resource Management Plan* (RMP) which was approved on May 10, 2007. The Proposed Action is in conformance with much of the applicable RMP because it is specifically provided for in the following RMP decision(s):

- LR-6. The BLM would continue to lease recreation areas for concessions, state parks, county parks, and city parks in accordance with the prescribed recreation settings (see Map 20).
- WF-15. During construction and tree pruning associated with plan implementation, identify and avoid all migratory bird nests.
- VM-5. Only native vegetation will be planted in all landscaping designs that will incorporate a Desired Plan Community (DPC) concept. Exceptions to this requirement could be made in high-traffic public recreation areas or soil stabilization/reclamation efforts where native species will have a poor likelihood of success due to existing site characteristics. Acceptable non-native plants used for this purpose will consist of genetic variations of natives that will not become invasive and or noxious species.

E. Relationship to Statutes, Regulations, or Other Plans

Statutes and regulations that apply to the Proposed Action include the following:

- Lease Contract Issued on April 15, 1966 under U.S. Bureau of Reclamation Park and Recreational Purposes Act of 1902, as amended in 1932 and 1950.
- National Environmental Policy Act of 1969 (Public Law 91-190)
- Federal Land Policy and Management Act of 1976; 43 USC 1701-1782 as amended 1978, 1984, 1986, 1988, 1990-1992, 1994 and 1996.
- Endangered Species Act of 1973; 16 U.S.C. 1531-1544 as amended 1976-1982, 1984 and 1988.
- Migratory Bird Treaty Act, 16 USC 703-712 as amended 1936, 1960, 1968, 1969, 1974, 1978, 1986 and 1989
- The Clean Water Act of 1972
- Rivers and Harbors Act of 1899
- Native American Graves Protection and Repatriation Act (NAGPRA) 1990
- National Historic Preservation Act (NHPA) of 1966 as amended (16 U.S.C. 470).
- Act of Congress of June 17, 1902 (32 Stat. 388), and acts amendatory thereof or supplementary thereto.
- Act of Congress approved August 4, 1939 (53 Stat. 1187, 1196), as amended August 18, 1950 (64 Stat. 463).
- Colorado River Floodway Protection Act of October 8, 1986 (U.S.C. 1600-1600) as amended in 1994.
- Colorado River Basin Salinity Control Act (P.L. 93-320, June 24, 1974, 88 Stat. 266) as amended with P.L. 98-569. October 30, 1984. 98 Stat. 2933

3. CHAPTER 3 - AFFECTED ENVIRONMENT

This section describes the existing conditions of the affected environment. The table below summarizes the resources and concerns reviewed for this project. Resources not present within the project study area, as well as those present and not affected, are not discussed. Those resources that have been identified by an interdisciplinary team on February 23, 2011 as present and potentially affected are discussed below.

A. General Project Setting

The project site is located at the La Paz County Park, north of Parker, along the eastern shore of the Colorado River at the Parker Strip in La Paz County, Arizona, approximately one mile west of State Route (SR) 95 and 8 miles south of Parker Dam. The site lies within the area known as the Parker Strip in La Paz County, Arizona. This area is within the Basin and Range physiographic province in Arizona. The Colorado River Indian Reservation lies to the south of

the project site, the Gibraltar and Buckskin Mountains to the east, the Whipple Mountains to the west.

The La Paz County Park, approximately 101.2 acres, offers outdoor amenities typical of parks along the Parker Strip, including camping, picnic areas, playgrounds, restrooms, RV sites, boat launches, and an administration building. An estimated 30,000-40,000 visitors utilize the park's day use and camping facilities on an annual basis (La Paz County Community Resources Dept. 2009). The park was first established by Yuma County as Ah Villa Park in 1966. The existing lagoon was constructed in 1966, reshaped in 1975, and most recently improved in 1990 through dredging and installation of circulation pipes to restore the suitability for boating and swimming. The park's water and electrical systems are in the process of upgrade, anticipated for completion September 2011. The sublease area consists of approximately 12.9 acres in the southwestern portion of the park.

Climate in the project area is typical of the arid southwest, which is characterized by long, hot summers and mild winters. The average annual high temperature in Parker, Arizona is 87.9 degrees Fahrenheit (F), with the warmest temperatures in July (average high 108 degrees F) and the coolest in December and January (average high 67 degrees F). The average annual low temperature is 61 degrees, with the lowest temperatures in December and January (average low 41 degrees F) and the warmest lows in July (average low 78 degrees F). The average annual precipitation is 5.17 inches, with the majority of the precipitation occurring in January, February, and August (www.weather.com). Elevation at the site is approximately 370 ft above mean sea level (msl).

B. Resources / Concerns

The following table is a list of resources/concerns that were considered in this Environmental Assessment. Resources/concerns either not present or would not be affected by the Proposed Action would not be addressed further in this Environmental Assessment.

PROJECT RESOURCE REVIEW			
Resources & Programs Considered	Not Present	Present and Not Affected	Present and/or Potentially Affected
Air Quality*			X
Areas of Critical Environmental Concern	X		
Cultural, Historic & Paleontological Resources*	X		
Environmental Justice*	X		
Farmlands (Prime or Unique)	X		
Fish Habitat*			X
Floodplains*			X

PROJECT RESOURCE REVIEW			
Resources & Programs Considered	Not Present	Present and Not Affected	Present and/or Potentially Affected
Fuels/Fire Management	X		
Grazing	X		
Invasive & Non-Native Species			X
Lands & Realty			X
Law Enforcement		X	
Migratory Birds*			X
Minerals	X		
Native American Religious Concerns*			X
Noise			X
Public Health & Safety		X	
Rangelands and Forests*	X		
Recreation			X
Socioeconomics			X
Soils		X	
Threatened or Endangered Species*			X
Travel Management		X	
Vegetation			X
Visual Resources			X
Wastes (Hazardous or Solid)*			X
Water Quality (Drinking or Groundwater)*			X
Wetlands/Riparian Zones*		X	
Wild & Scenic Rivers*	X		
Wild Horses/Burros	X		
Wilderness*	X		
Wildlife		X	

*Consideration Required by Law or Executive Order

1. Air Quality

La Paz County is designated an Attainment Area by the Arizona Department of Environmental Quality (ADEQ). La Paz County has pollution levels equal to or less than the national air quality standards. Under the National Ambient Air Quality Standards, the air quality rating for BLM-administered lands within the LHFO planning area is Class II. Prominent wind directions in Parker are northerly and southerly. Existing air emissions in the project vicinity include boat exhaust and motor vehicle/RV exhaust. These emissions are typically dispersed by prevailing winds.

2. Cultural, Historic, and Paleontological Resources

BLM conducted a Class III records search of the proposed project site: there are no known cultural, historic, or paleontological resources located within the project area. A Class III pedestrian survey was also conducted by BLM with 100 percent coverage and no cultural, historic, or paleontological resources found.

3. Fish Habitat

The existing La Paz County Park lagoon and adjacent Colorado River provides aquatic habitat for native and non-native fish. Two endangered fish species regularly stocked within the lagoon include the endangered bonytail chub (*Gila elegans*) and the razorback sucker (*Xyrauchen texanus*), discussed further under Threatened or Endangered Species. Nonnative fish species documented within the Colorado River Parker Strip area include bluegill sunfish (*Lepomis macrochirus*), common carp (*Cyprinus carpio*), flathead catfish (*Pylodictis olivaris*), striped bass (*Morone saxatilis*), and largemouth bass (*Micropterus salmoides*) (Schooley et al. 2008).

4. Floodplains

Portions of the La Paz County Park and sublease area are located within the floodplain of two ephemeral washes, designated as Tributaries F-1 and F-2. These areas are designated as Zone AH (subject to ponding) on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRM Panel No. 04012C0202C). Drainage modifications from the construction of SR 95 and the golf course have substantially reduced the base flood of these washes, although these alterations are not reflected in the FEMA floodplain maps.

The 100 year floodplain of the Colorado River is fully contained within the banks of the river (floodway) and does not extend above the ordinary high water mark in the project vicinity. The “Floodway Protection Act” cited earlier defines the floodplain as a combination of the floodway or channel with the “Floodway Fringe”, that adjoining area subject to inundation by floods of varying magnitudes. A determination of this combined floodplain area was completed by the U.S. Bureau of Reclamation (BOR) Floodplain Administrator and incorporated into the FIRM maps. In the Parker Strip area, the floodplain fringe is contained within the floodway (Mr. John Nickell, BOR, personal communication, March 29, 2011). The entire project area is previously-disturbed and developed for recreational opportunities.

River bank slopes are very gradual in the upstream portions of the park that grade to steeper and higher in the downstream segments where river banks average 3 ft high from the high water mark at a 2 to 1 slope, onto flat park lands. Bank erosion has been an obvious problem historically throughout this reach. Erosion control excelsior pads were staked into the sand/gravel shoreline several years ago. All that remains are the wooden anchor stakes, except

in areas around a couple trees where the erosion control pads persist. Where pads have decomposed, bank erosion has resumed.

5. Invasive and Non-Native Species

Athel tamarisk (*Tamarix aphylla*) trees occur as landscaping along the parking lot and within the RV sites and camping areas in the existing park. The invasive Quagga mussel (*Dreissena rostriformis bugensis*) may occur on the ramp loading docks and boats in the project area, as well as plumbing fixtures directly connected to the river. The California invasive species giant reed (*Arundo donax*) occurs on the Parker Strip. It is listed as a species of concern in the developing Arizona Aquatic Invasive Species Management Plan, and is also believed to be rooted in at least one location on the property. Other recently-listed invasive species in Arizona potentially in the area include the aquatic plant giant salvinia, crustaceans, New Zealand mudsnails, red claw crayfish, rusty crayfish, and didymo (a.k.a. rock snot).

6. Lands/Realty

The County lease for La Paz County Park was issued by the BOR under Contract No. 14-06-300-1813 (issued April 15, 1966) and managed by the U.S. Bureau of Land Management (BLM) under Lease AZAR 035906 for park and recreational purposes. The project site is proposed to be subleased to Pirate's Den by the County. Existing land uses within the project site include boating within the lagoon and Colorado River, launching, docking, camping, fishing, parking, RV sites, and beach areas. The sublease is contained wholly inside the La Paz County Park.

7. Migratory Birds

Migratory birds occur in the project vicinity, as the Colorado River functions as a corridor and flyway for a variety of species, including songbirds, raptors, and waterfowl. Migratory song birds and shoreline birds utilize the developed camping areas and beach areas for foraging, nesting, resting, and roosting. Birds observed within the park area during a site visit include the great blue heron (*Ardea herodias*), coots (*Fulica americana*), and mourning doves (*Zenaida macroura*).

8. Native American Concerns

The Tribes have identified the Colorado River as sensitive. There are no other known Native American concerns within or near the project area at this time.

9. Noise

The majority of land adjacent to the project site is developed suburban park areas, developed for recreational use. SR 95 occurs approximately ¼ mile to the east. The most common noise at the project site year-round along the Parker Strip is from recreational boats and other watercraft.

Watercraft noise levels can range from below 85 decibels (db) at a distance of 50' to over 100 db, depending on the size and speed of the engine and distance to the receptor. Motor vehicles, including automobiles, trucks, and RVs, as well as radios and boom boxes also contribute to the existing noise in the project area.

10. Recreation

The project site is located within the Lake Havasu/Colorado River Regional Management Area and the Parker Strip Special Recreation Management Area (SRMA). The site's prescribed recreational setting is Suburban (see RMP Map 20). This suburban recreational setting is managed to provide visitors with access to a wide variety of recreational opportunities through concessions and BLM-managed facilities. This zone is further managed to provide visitors easy access to enjoyment of the natural environment through a variety of sustainable recreational activities, including day-use or overnight camping and long-term winter use. RMP guidance for this SRMA specifies (page 70, potential outcomes section) that historical recreation pattern environmental impacts will be a mitigation focus by BLM to sustain long term system health.

The Parker Strip, a 16-mile reach of the Colorado River, is considered one of the recreational boating capitals of the southwest. Existing recreational use of La Paz County Park includes recreational boating, launching, and beaching, swimming, fishing, camping, picnic areas, restrooms, and RV sites. An estimated 30,000 - 40,000 visitors utilize the park's day use and camping facilities on an annual basis (La Paz County 2009). During the summer months, the park shoreline and lagoon are typically filled to capacity with boats. A few of the annual events along the Parker Strip include the Parker International Water Ski Race (January), the Spring Powerboat Classic (April) and the Great Western Tube Float (June).

Each Presidents Day weekend for the past 26 years, this park and lagoon have hosted the annual "Take a Kid Fishing" event for community youth. Arizona Game & Fish Department (AGFD) stocks the lagoon with trout. The event typically attracts 500 children and family members for what is often an introduction to fishing for the local youth. Currently the AGFD sportfish stocking program is under review and public comment (refer to www.azgfd.gov/h_f/fishea.shtml).

11. Socio-economics

The incorporated Town of Parker, south of the La Paz County Park, offers a relaxing year-round outdoor lifestyle and vacation atmosphere for residents and visitors. Parker has a population of 3,302 with 4,925 housing units and a year-round population density of 464.80 people per sq. mile (Census 2000). La Paz County revenues at the park currently include sales from RV slips, camping, and indirect payroll and sales taxes. All revenues currently garnered from park services are utilized for the management and improvement of the La Paz County Parks.

12. Threatened or Endangered Species and Special Status Species

The Colorado River in the vicinity of the project site provides potential habitat for the federally-listed endangered razorback sucker (*Xyrauchen texanus*) and bonytail chub (*Gila elegans*), and designated Critical Habitat for the razorback sucker (Federal Register 1994). No other federally-listed species have the potential to occur within or adjacent to the project site based on existing habitat and known species range.

The Parker Strip, USBR Havasu Division from Parker Dam to Headgate Rock Dam, has been stocked with the endangered razorback sucker since 1986, most consistently between 1990 and 2000 and again since 2006 (Schooley et al. 2008). Razorback suckers have been captured within the Parker Strip in the lagoons at Castle Rock Shores (RM 190) and La Paz County Park (RM 184). Within the Parker Strip, 254 razorback suckers and six bonytail chub were captured between January 2006 and April 2008. Stocking has not established local populations and present stocking locations are not considered hospitable to razorback sucker due to the substantial populations of predatory flathead catfish, striped bass, and largemouth bass (Schooley et al. 2008). Existing activities including boating, launching, and swimming may temporarily displace endangered fish from potential habitat within the existing lagoon and along the shoreline.

Special status species that may occur in the vicinity of the project area consist of McNeill's sooty wing skipper (*Pholisora gracilelae*), flannelmouth sucker (*Catostomus latipinnis*), chuckwalla (*Sauromalus obesus*), rosy boa (*Charina trivirgata*), western burrowing owl (*Athene cunicularia hypugea*), Allen's (Mexican) big-eared bat (*Idionycteris phyllotis*), Small-footed myotis (*Myotis ciliolabrum*), Fringed myotis (*Myotis thysanodes*), Cave myotis (*Myotis velifer*), Long-legged myotis (*Myotis volans*), Big free-tailed bat (*Nyctinomops macrotis*), and the Arizona Myotis (*Myotis lucifugus occultus*) (BLM 2006). No bat roosts or burrows suitable for burrowing owls were observed during biological surveys of the sublease area.

13. Vegetation

Vegetation communities within the project vicinity are described as Lower Colorado River subdivision of the Sonoran Desert by Brown (1994). The entire project site has been previously-disturbed, and includes parking lots, paved and unpaved roadways, RV sites, camping and open space areas, grassy picnic areas, and buildings. Vegetative cover of the sandy riparian soil is often less than 50 percent dominated by the opportunistic bermuda grass, and sweetclover, with domestic trees at roughly 100 ft on center. Landscaped parkland vegetation which now occurs within the proposed project site includes Mexican fan palms (*Washingtonia robusta*), California fan palms (*Washingtonia filifera*), bermuda grass (*Cynodon dactylon*), mesquite (*Prosopis juliflora* and *P. pubescens*), willow (*Salix gooddingii*), Athel tamarisk (*Tamarix aphylla*) and eucalyptus (*Eucalyptus* sp.). Dallisgrass (*Paspalum dilatatum*) also occurs along the lagoon

shore. Two small patches of bulrush (*Scirpus validus*) occur near the mouth of the lagoon, along the up and downstream sides of the entrance.

14. Visual Resources

The BLM classifies lands that it administers into four Visual Resource Management (VRM) Class objectives, which provide management direction and threshold standards to which management activities are measured. The VRM Class Objectives range from Class I, the most scenic and therefore the most sensitive to development changes, to Class IV, the least scenic and also least sensitive. The BLM currently manages the project site as a Class III area (see RMP Map 33). Class III objectives are to partially retain the existing character of the viewshed, as follows:

1. The level of change to the characteristic viewshed should be moderate.
2. Any proposed activities may attract attention but should not dominate the view of the casual observer.
3. Any changes should repeat the basic elements found in the predominant natural features of the characteristic landscape.

The visual setting in the project area is characterized by the Colorado River, the Parker Valley to the south and Parker Dam to the north. The natural topography is dominated by the Gibraltar and Buckskin Mountains to the east of the site, the Whipple Mountains to the west, and the La Posa Plain to the south. Recreational use and development of both sides of the river in the project vicinity have altered the native character of the project area. The project site is partially visible from SR 95.

15. Wastes, Hazardous or Solid

Currently two dumpsters within the sublease area handle non-hazardous trash from visitors to the project site. RV sites do not currently handle wastewater. A centralized RV dump station is available within the Park (outside the sublease area) for use by RV visitors. Hazardous wastes are not collected or generated within the Park or sublease area.

16. Water Quality (Drinking or Groundwater)

The proposed project site is located within the lower Colorado River watershed. Designated beneficial uses of the Colorado River from Parker Dam to Osborne Wash include aquatic and wildlife warm water fisheries, fish consumption, full body contact, domestic water use, agricultural irrigation, and agricultural livestock watering. The ADEQ (2006/2008 Integrated 305(b) Assessment and 303(d) Listing Report) indicates water quality in this reach as attaining

all designated beneficial uses with inconclusive data for aquatic and wildlife warm water fisheries, due to inconsistent sample results for selenium (ADEQ 2009) that applies throughout the lower river. La Paz County Park's onsite well has a capacity of 250 gallons per minute which provides water for the existing park.

17. Wetlands/Riparian Zones

A small patch of bulrush, approximately 5 ft in length and 1 ft in width, occurs within the mouth of the lagoon. This area is currently protected to some degree by the buoy placed at the lagoon entrance. No other jurisdictional wetlands and little riparian zones occur within the project site. The existing shoreline along the project site is fully developed. Shoreline soils have relatively low vegetative cover and diversity. These soils are mobile, unstable and eroding from boat wake, shoreline recreational use, and swift river currents.

4. CHAPTER 4 - ENVIRONMENTAL CONSEQUENCES

A. Potential Direct and Indirect Effects

This section describes the environmental consequences of those resources/concerns identified in Chapter 3 as present and/or potentially affected. Resources not present within the project study area, as well as those present and not affected, are not discussed.

1. Air Quality

a) Proposed Action

- Air Quality

Existing air emissions in the project vicinity, including boat exhaust and motor vehicle / RV exhaust, are typically dispersed by prevailing winds and are not anticipated to change substantially from existing conditions. Due to the low lying nature of the existing lagoon, proposed buildings constructed nearby that may restrict air movement, and the proposed addition of marina facilities in the lagoon, the risk of carbon monoxide accumulation on still, high use days is at increased risk. Grading and construction activities associated with the proposed redevelopment of approximately 8.9 acres may result in a temporary increase in fugitive dust. Water would be provided during construction as dust control on an as-needed basis. Impacts are anticipated to be short-term and would not significantly impact air quality. The addition of landscaping and decomposed granite to the existing dirt roadways are anticipated to decrease fugitive dust over the long-term.

- Climate and Meteorology

Due to the dry and arid climate for this region, indirect effects from the Proposed Action would not affect the local area climate.

- Climate Change

Existing climate prediction models are global in nature, therefore they are not at the appropriate scale to estimate potential impacts of climate change on the indirect effects of the Proposed Action.

b) No Action Alternative

No Action would result in no change from existing air quality at the project site.

2. Cultural, Historic, and Paleontological Resources

a) Proposed Action

As no cultural, historic, or paleontological resources were identified within the proposed project site, the Proposed Action would result in no impacts to these resources.

b) No Action Alternative

As no cultural, historic, or paleontological resources occur within the project site, the No Action Alternative would result in no impacts to these resources.

3. Fish Habitat

a) Proposed Action

The proposed installation of the lagoon, fuel, and shoreline courtesy docks and pilings would result in a short-term increase in noise levels and vibrations in the water in the immediate area along with minor short-term bank and river bottom disturbances. The dock structures would provide additional shade for fish and aquatic species. Cleaning of the circulation pipes between the river and lagoon, if successful, would enhance water exchange and lagoon qualities. Fueling and additional docking at the project site may result in the introduction of small quantities of gasoline into the aquatic system. As gasoline typically stays on the surface of the water and evaporates quickly, impacts to fish species from incidental releases are considered negligible.

b) No Action Alternative

The No Action alternative would result in no change from existing fish habitat conditions at the site.

4. Floodplains

a) Proposed Action

Construction of the beach bar and restaurant would impact 0.4 acres of previously-developed areas within the areas designated as wash floodplain on the FEMA floodplain maps. These areas would be re-graded with a one foot tall building pad above existing grade pursuant to County floodplain guidelines. The Proposed Action is exempt from County floodplain permit requirements according to La Paz County Floodplain Management Ordinance #FCD 96-01 which states that in accordance with A.R.S. 48-3613, written authorization shall not be required, nor shall the Floodplain Board prohibit “auxiliary facilities in conjunction with development of public parks and recreation facilities by a public agency”. Upgrade of the existing RV sites within the wash floodplain would result in temporary construction impacts to the designated wash floodplain area but is not anticipated to result in long-term impacts as the base flood area has been substantially reduced through drainage alterations upstream.

The combination of the proposed addition of sand which would attract foot traffic and the continuation of vessel beaching may increase bank disturbance and instability. The shoreline vicinity between the launch ramp and entrance to the lagoon is currently undergoing accelerated erosion. A large stress fracture has developed in the river bank just up-stream of the lagoon entrance. These areas would be physically protected from erosion by the installation of a 230-ft seawall placed above the ordinary high water mark. In addition, a portion of the shoreline would be protected by the proposed courtesy dock as it would function as a breakwater and prevent boats from beaching in that area. Increased river traffic and concentration of shoreline uses may exacerbate the erosion process, and threaten erosion damage to shoreline developments in areas upstream of the seawall.

b) No Action

The No Action alternative would result in no change from existing floodplain conditions at the site.

5. Invasive and Non-Native Species

a) Proposed Action

Landscaping within the project site would consist of native species. Existing non-native species within the Park may be retained or relocated. The existing mature tamarisk trees would be

retained as landscaping for the RV sites. Regular ground maintenance would continue to reduce the reestablishment of salt cedar and giant reed. Information on ways to prevent the spread of Quagga mussels and other nuisance aquatic species would be provided to boaters at the marina.

b) No Action Alternative

The No Action Alternative would result in no change to existing conditions of invasive and non-native species at the project site.

6. Lands/Realty

a) Proposed Action

The Proposed Action would result in the redevelopment of approximately 8.9 acres of previously developed BLM-administered lands. Construction activities include grading, building, landscaping, parking lot improvements, adding landscaping and decomposed granite to the roadways, RV site improvements, and installation of boat docks. Existing recreational uses at the park would continue and be improved.

b) No Action Alternative

The No Action Alternative would result in no change to existing land and realty conditions at the project site.

7. Migratory Birds

a) Proposed Action

The Proposed Action would result in no major change to the existing migratory bird habitat at La Paz County Park. Existing trees would be relocated or replaced within the sublease area for landscaping. If construction is conducted during the nesting season (April 15 through September 30), a pre-construction survey (by a qualified biologist) for nests would be conducted within areas proposed for disturbance and a 100 foot buffer area may be created if an active nest is identified. In compliance with the Migratory Bird Treaty Act, if an active nest is found, BLM would be contacted immediately to determine a course of action.

b) No Action Alternative

The No Action alternative would result in no change to existing conditions for migratory birds.

8. Native American Concerns

a) Proposed Action

At this point there are no known Native American concerns. Tribal consultation is currently conducted.

b) No Action Alternative

No change to existing conditions would occur with the No Action alternative.

9. Noise

a) Proposed Action

Short-term noise would be generated from general construction of the beach bar and restaurant and RV site redevelopment, including the use of heavy equipment. Installation of the docks would result in short-term loud noises during pile driving. Workers would wear hearing protection in accordance with OSHA regulations. The public would be temporarily excluded from construction areas for safety. Once construction is complete, noise is anticipated to be generated from visitors to the bar/restaurant, as well as from music played from the bar. These noises are not anticipated to be louder outside the project site than the existing noises at the site typically generated from campers, boaters, and RV sites with radios and boom boxes.

b) No Action Alternative

The No Action Alternative would result in no change in noise from existing conditions.

10. Recreation

a) Proposed Action

The proposed addition of the beach bar and restaurant, upgrade of the RV sites, and installation of the docks would directly increase and improve the recreation opportunities at La Paz County Park and the Parker Strip over the long-term. The capacity of the bar and restaurant is 191 people, no more than half of which are anticipated to access the site by boat (due to the Parker Strip location and RV trailer accommodations). With an estimated 3 people per boat, this would require an estimated 32 boat spaces at maximum capacity which is reasonably provided for by the marina (total of 35 boat spaces). Upgrade of the RV sites would result in the availability of an additional 77 RV sites with increased amenities including refrigerator, kitchenette, barbeque, benches, and shade structures in a more vacation-like (Caribbean) beach setting. Construction of the beach bar and restaurant would allow onsite dining at La Paz County Park for visitors. Installation of the shoreline dock would allow courtesy docking for approximately 5 boats at the restaurant. Installation of the lagoon docks would improve boating access and management at

the park by adding 28 boat slips (plus 2 end spaces) as well as to provide fueling and watercraft rentals. All existing events at the park, including the “Take a Kid Fishing” event, would continue with the Proposed Action. Fishing during the event would be allowed not only along the lagoon shoreline but also along the proposed docks.

b) No Action Alternative

The No Action alternative would result in no change to the recreational opportunities at La Paz County Park.

11. Socio-Economics

a) Proposed Action

The Proposed Action would result in the employment of 40 full-time employees. Construction activities, including construction of the beach bar and restaurant, RV upgrades, road upgrades, landscaping, and dock installation, would also increase short-term employment. Implementation of the Proposed Action would result in annual direct payments to La Paz County for sublease fees. Indirect benefits to Federal, State, and County governments would also occur through the payment of payroll and sales taxes. Tourism to the Parker Strip and La Paz County Park is anticipated to be stimulated from Pirate’s Den marketing efforts, thereby increasing spending not only at the project site but in the region.

b) No Action Alternative

The No Action alternative would result in no change to the socioeconomic conditions at La Paz County Park.

12. Threatened or Endangered Species and Special Status Species

a) Proposed Action

The proposed project would result in a short-term increase in noise levels and vibrations in the water in the immediate area during installation of the boat docks. Dock installation is anticipated to last for a maximum of five to ten days. It is anticipated that razorback sucker or bonytail chub, if present at the time, would move out of the installation area as these types of sounds typically frighten fish out of the area.

Noise and vibration from watercraft during the high activity times may continue to displace endangered fish temporarily from potential habitat within the lagoon and along the shoreline. The dock structures would provide additional shade for both species. Fueling and additional docking at the project site may result in the introduction of small quantities of gasoline into the

aquatic system. As gasoline typically stays on the surface of the water and evaporates quickly, impacts to fish species from incidental releases are considered negligible.

Coordination for impacts to listed species was conducted by the USACE with the U.S. Fish & Wildlife Service as part of the permit process.

b) No Action Alternative

The No Action alternative would result in no change to threatened or endangered species and special status species at La Paz County Park.

13. Vegetation

a) Proposed Action

As the proposed project site has been previously-developed, little native vegetation remains. The existing landscaping would be upgraded and improved with additional native vegetation added. Existing non-native species within the Park would be retained or relocated. The existing mature Athel tamarisk trees would be retained as landscaping for the RV sites. Other mature trees that would be impacted through construction activities would be relocated within the site.

b) No Action Alternative

The No Action alternative would result in no change to the existing vegetation at La Paz County Park.

14. Visual

a) Proposed Action

The visual setting of the project area would not change significantly from development of the Proposed Action. The components of the Proposed Action are designed to conform and match the surrounding developed areas and improve the aesthetics of the area. The Proposed Action is consistent with the VRM Class III objectives and does not dominate the view of the Colorado River. The sublease area would remain partially visible from SR 95 and would become more noticeable with the addition of the buildings.

b) No Action Alternative

The No Action alternative would result in no change to the existing visual resources at La Paz County Park.

15. Wastes, Hazardous or Solid

a) Proposed Action

Non-hazardous trash would continue to be collected by a commercial vendor throughout the sublease area. Two to three dumpsters would be available for use by the restaurant and RV visitors. Wastewater for the sublease area (estimated 8,500 gpd) would be managed by a new 20,000-gallon vault and haul system to the Buckskin Treatment Plant on a fee basis until future tie-in to the Buckskin Sanitary District Sewer Main on Riverside Drive. Hazardous wastes would not be collected or generated as part of the proposed project. No boat maintenance would occur within the sublease area.

b) No Action Alternative

The No Action alternative would result in no change to the existing hazardous or solid waste at La Paz County Park.

16. Water Quality (Drinking and Groundwater)

a) Proposed Action

Fueling and additional docking at the project site may result in the introduction of small quantities of gasoline into the lagoon. As gasoline typically stays on the surface of the water and evaporates quickly, incidental releases are considered negligible. A Spill Prevention and Control Plan is available to minimize the potential for a spill. Clearing of the intake culverts to the lagoon would also aid in increasing circulation within the lagoon equalizing water quality conditions with those in the river.

An estimated 8,500 gallons per day (gpd) of water would be provided for use for sublease activities from the County's onsite well (capacity of 250 gallons per minute). As the additional water requirements for the proposed restaurant and bar are largely offset by the removal of irrigated grassy areas, there is anticipated to be a minimal net increase in overall water consumption as a result of the proposed project.

b) No Action Alternative

The No Action alternative would result in no change to the existing water quality or water use at La Paz County Park.

17. Wetlands/Riparian Zones

a) Proposed Action

The existing shoreline along the project site is fully developed with no remaining native species. The two small patches of bulrush would be avoided by the Proposed Action; however, indirect impacts from boaters using the lagoon would continue to occur. The existing buoys at the entrance to the lagoon which protect the emergent plants from direct impacts would remain.

b) No Action Alternative

The No Action alternative would result in no change to the existing wetlands/riparian zones at La Paz County Park. Vessel beaching along the shoreline at La Paz County would be anticipated to continue with the No Action alternative.

B. Cumulative Effects

1. Introduction

Cumulative effects are the impacts on the environment that may result from the incremental effect of the Proposed Action or the No Action alternative in combination with other past, present, and reasonably foreseeable future actions on BLM-administered lands, as well on those lands under other jurisdictions that are adjacent to or within BLM boundaries. Cumulative effects must consider the likely impact of the Proposed Action or alternatives when combined with these additional actions. This section describes the cumulative effects of resources.

2. Past and Present Actions

La Paz County Park has been developed to provide recreational opportunities along the Parker Strip over the past 45 years (since 1966). Over time, native vegetation was cleared to develop open space camping areas, RV sites, boat launching, retrieval, and docking, picnic and grassy areas, and beaches. Approximately 101.2 acres of the La Paz County Park, including the 12.9 acres of the sublease area, has been developed over time for recreational opportunities.

Recreational development along both the Arizona and California side of the Colorado River along the Parker Strip includes BLM concessions, Arizona State Park RV campgrounds, bars and restaurants, private RV parks, and residential areas. Of the 32 miles of shoreline on both sides of the river, an estimated 70 percent has been previously developed, with approximately 10 miles of shoreline remaining undisturbed. Existing docks on the Parker Strip consist of 805 residential and commercial docks, as well as 311 commercial slips, and 3 fuel docks, for a total of 1,921 boat spaces.

3. Reasonably Foreseeable Action Scenario

Pirate's Den RV Resort and Marina (or its assignees) would continue to provide recreation opportunities for visitors to La Paz County Park over the next 20 years. Maintenance dredging is likely to be necessary for the existing lagoon within the next 10 years. No new actions within the existing BLM concessions on the Parker Strip are planned within the reasonably foreseeable future (Mr. Cory Bodman, BLM, personal communication April 5, 2011). However, continued expansion of the Windmill Resort (directly across river) will continue, depending on market demand, up to previously authorized levels within the foreseeable future.

a) Cumulative Effects to Resources

This section describes the cumulative effects of those resources/concerns identified in Chapter 3 as present and/or potentially affected. Cumulative effects are not anticipated to occur to the following resources, however, as the proposed project would result in little or no change from current conditions or would have no impact on these resources: air quality, cultural, historic, and paleontological resources, invasive and non-native species, migratory birds, Native American concerns, threatened & endangered species, visual resources, or hazardous or solid wastes.

(1) Fish Habitat

(a) Proposed Action

The proposed installation of the lagoon, fuel, and shoreline courtesy docks would cumulatively add 35 dock spaces to the Parker Strip as a whole, or an additional 1.8 percent. The dock structures would cumulatively add shade for fish and aquatic species. Fueling may result in a cumulative addition of small quantities of gasoline into the aquatic system. As gasoline typically stays on the surface of the water and evaporates quickly, impacts to fish species from these incidental releases are considered negligible.

(b) No Action Alternative

No Action would result in no cumulative change from existing conditions.

(2) Floodplain

(a) Proposed Action

The Proposed Action would cumulatively add up to 8.9 acres to the previous disturbances within the designated sublease lease boundary at La Paz County Park. As these areas are already within previously-disturbed areas, the Proposed Action would not add any new disturbances to undisturbed floodplain areas within the park and the Parker Strip as a whole. The Proposed

Action is likely to perpetuate past recreation impacts, and accelerate current bank erosion trends that degrade natural aesthetics, the riparian vegetative community, and could threaten park improvements into the long term. However, the installation of the proposed seawall and courtesy shoreline dock would result in a cumulative decrease in bank erosion within the Park.

(b) No Action Alternative

No Action would result in no cumulative change from existing conditions.

(3) Lands/Realty

(a) Proposed Action

The Proposed Action would cumulatively add up to 8.9 acres to the previous disturbances within the designated sublease lease boundary at La Paz County Park. As these areas are already within previously-disturbed areas, the Proposed Action would not add any new disturbances to the park or the Parker Strip as a whole. Existing recreational uses at the park would continue, be improved, and better managed. Implementation of the Proposed Action is therefore not expected to result in adverse cumulative impacts to lands or realty.

(b) No Action Alternative

No Action would result in no cumulative change from existing conditions.

(4) Recreation

(a) Proposed Action

Implementation of the Proposed Action would cumulatively improve the recreational opportunities at La Paz County Park and on the Parker Strip for the public through improved boating access and management, watercraft rental availability, onsite dining, and upgraded RV sites. Although boater use at the park is typically filled to capacity in the peak season, the increase in RV spaces and presence of the restaurant may result in a cumulative increase in visitor use. This increase is anticipated to be offset by management of boaters through dock installation, and onsite management within the sublease lease. Any cumulative increase to existing public safety and law enforcement concerns currently observed at the park during the busy season would be addressed by the available onsite certified law enforcement on staff at the park and the management of consumption at the bar and restaurant which is currently not available.

Long-term renewable resource impacts such as bank erosion, diminished vegetative abundance and diversity, and noise, caused by expanding recreational use will require further focus to mitigate as directed in the 2007 RMP.

(5) Socioeconomics

(a) Proposed Action

The Proposed Action would result in a cumulative beneficial impact to socioeconomics of the region through employment, direct support of La Paz County, and indirect support of the state, federal, and county tax base through payroll and sales taxes, and tourism benefits to the region.

(b) No Action Alternative

No Action would result in no cumulative change from existing socioeconomic conditions.

(6) Vegetation

(a) Proposed Action

The Proposed Action would result in a cumulative addition in native vegetation to the park. Native tree and shrub species would be added as landscaping around facilities and non-native species would be transplanted from other areas of the park.

(b) No Action Alternative

No Action would result in no cumulative change from existing vegetation conditions.

(7) Water Quality

(a) Proposed Action

Fueling at the project site may result in an incremental increase in the introduction of small quantities of gasoline into the lagoon and the Parker Strip as a whole. As gasoline typically stays on the surface of the water and evaporates quickly, incidental releases are considered negligible. A Spill Prevention and Control Plan is available to minimize the potential for a spill. Clearing of the intake culverts to the lagoon, if successful, would also cumulatively add to an increase in circulation within the lagoon. Maintenance dredging of the lagoon within the next 10 years would be conducted by land-based excavator and would result in a temporary and localized increase in disturbed sediments, largely contained by a turbidity curtain.

(b) No Action Alternative

No Action would result in no cumulative change from existing water quality conditions.

(8) Wetlands/Riparian Zones

(a) Proposed Action

The riparian/wetland community has been degraded over years of extreme recreational exposure to a point that it no longer provides habitat to preferred species, offer aesthetic value, nor does it secure shoreline soils.

(b) No Action Alternative

No Action would result in no cumulative change from existing water quality conditions.

5. CHAPTER 5 - TRIBES, INDIVIDUALS, ORGANIZATIONS OR AGENCIES CONSULTED

1. Tribes

Fort Mojave Indian Tribe
Chemehuevi Indian Tribe
Cocopah Tribe
Colorado River Indian Tribes
Hualapai Tribe
Havasupai Tribe
Ft. Yuma-Quechan Tribe
Twenty-Nine Palms Band of Mission Indians
Yavapai-Prescott Indian Tribe

2. Bureau of Land Management (List of Preparers)

Lisa Stapp, Realty Specialist
Cory Bodman, Concessions Specialist
Doug Adams, Fishery Biologist
George Shannon, Archaeologist
Dave Daniels, District Planning and Environmental Coordinator
Kirk Koch, District Partnership Coordinator
Myron McCoy, Outdoor Recreation Planner
Amanda Dodson, Acting Assistant Field Manager

3. Federal, State, and County Agencies

U.S. Bureau of Reclamation
U.S. Fish & Wildlife Service
U.S. Army Corps of Engineers
Arizona Department of Environmental Quality
Buckskin Sanitary District
Buckskin Fire District
La Paz County Community Resource Department
La Paz County Community Development Department
La Paz County Health Department
La Paz County Floodplain Administrator

4. Private Individuals

Craig Reynolds, Pirate's Den LLC
Jill Himes, Himes Consulting LLC

6. CHAPTER 6 – REFERENCES

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7. APPENDICES

- A. Appendix A – Figures**
- B. Appendix B – U.S. Army Corps of Engineers Permit**
- C. Appendix C – Spill Prevention and Countermeasures Plan**
- D. Appendix D – AZPDES Notice of Intent**
- E. Appendix E – La Paz County Plan of Development Update**

Appendix A – Figures

Figure 1 - Pirates Den RV Resort & Marina Sub Lease Area

Figure 2 - Pirate's Den Vicinity Map

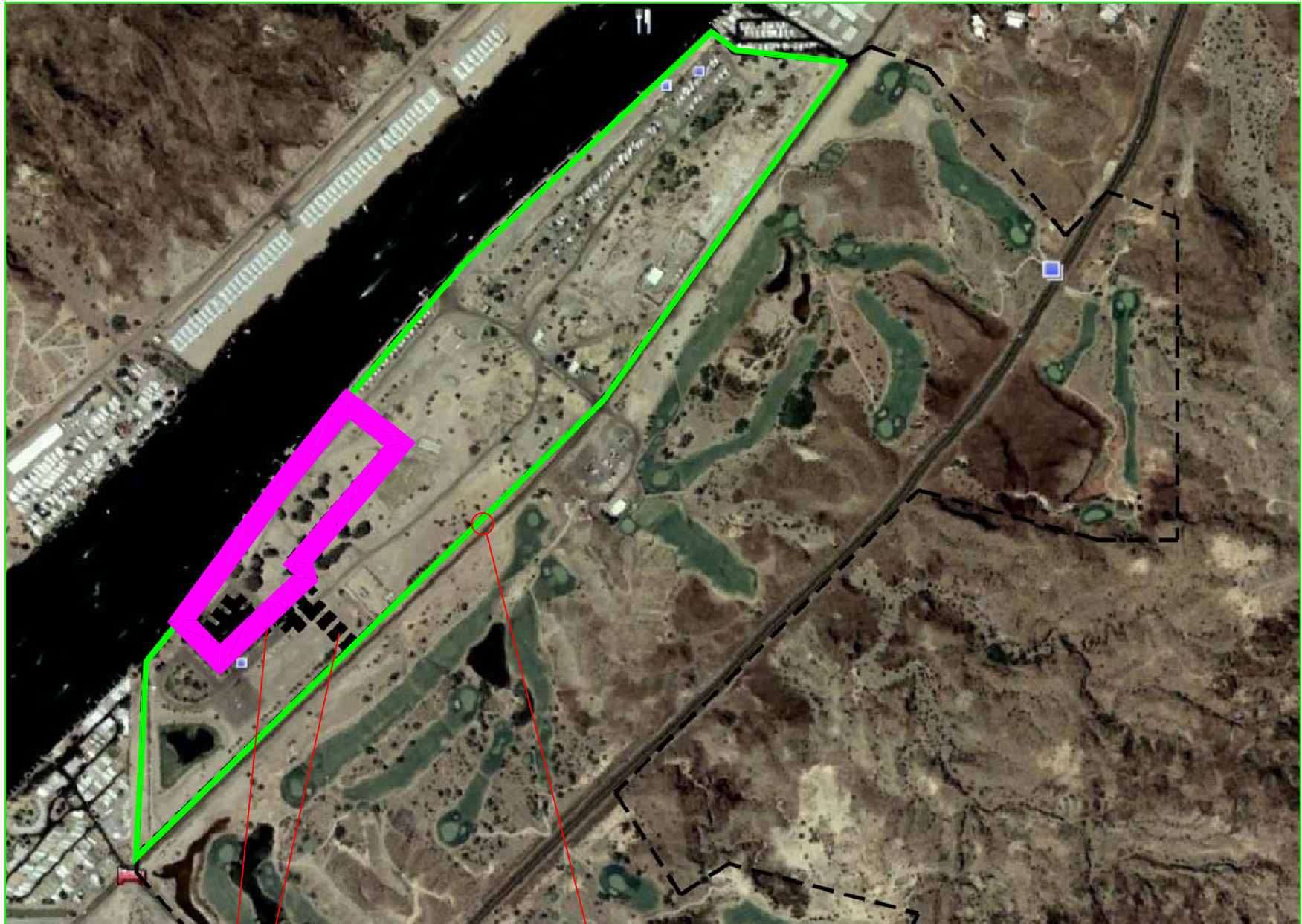
Figure 3 - Pirate's Den Site Plan

Figure 4 - Pirate's Den Lagoon Dock Plan

Figure 5 - Pirate's Den Courtesy Dock Plan

Figure 6 - Pirate's Den Individual Typical RV Site Plan

Figure 7 - Pirate's Den Seawall Plan

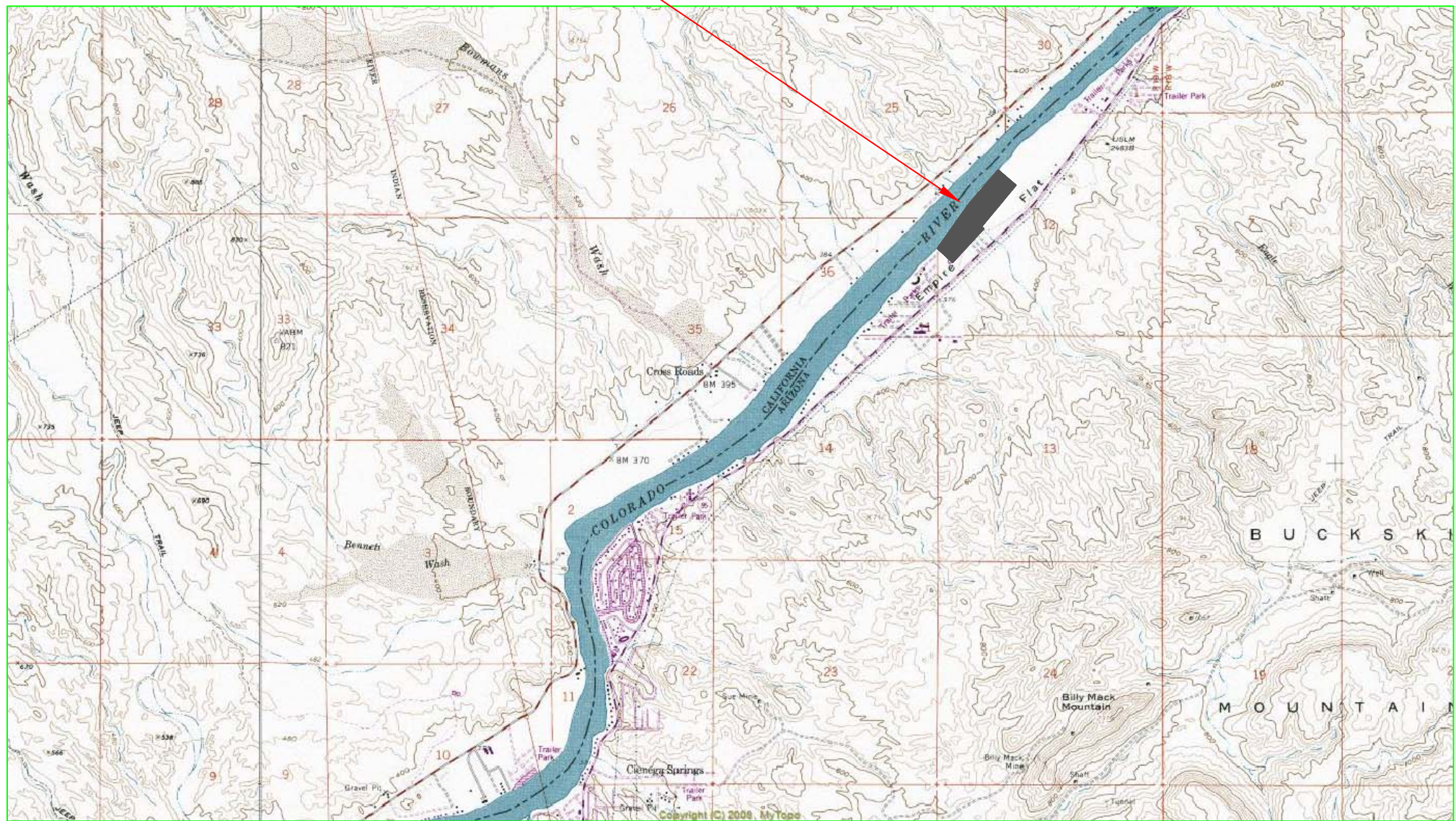


LA PAZ COUNTY PARK BOUNDARY
ACCESS ROAD (NOT A PART)
SUB LEASE AREA

PIRATE'S DEN RV RESORT AND MARINA, LA PAZ COUNTY PARKER, AZ

FIGURE 1

PIRATE'S DEN SUB LEASE AREA



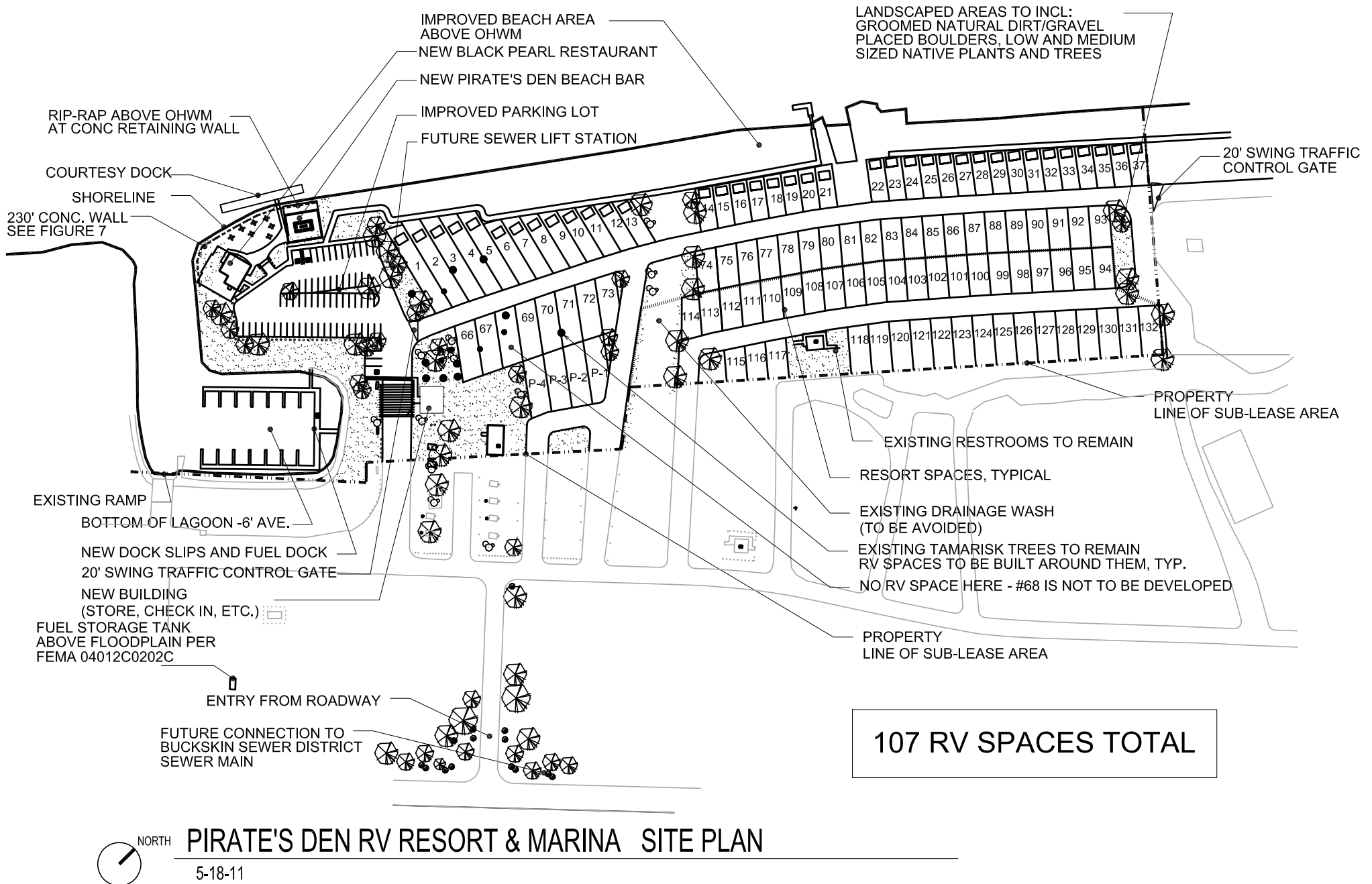
NORTH



PIRATE'S DEN VICINITY MAP

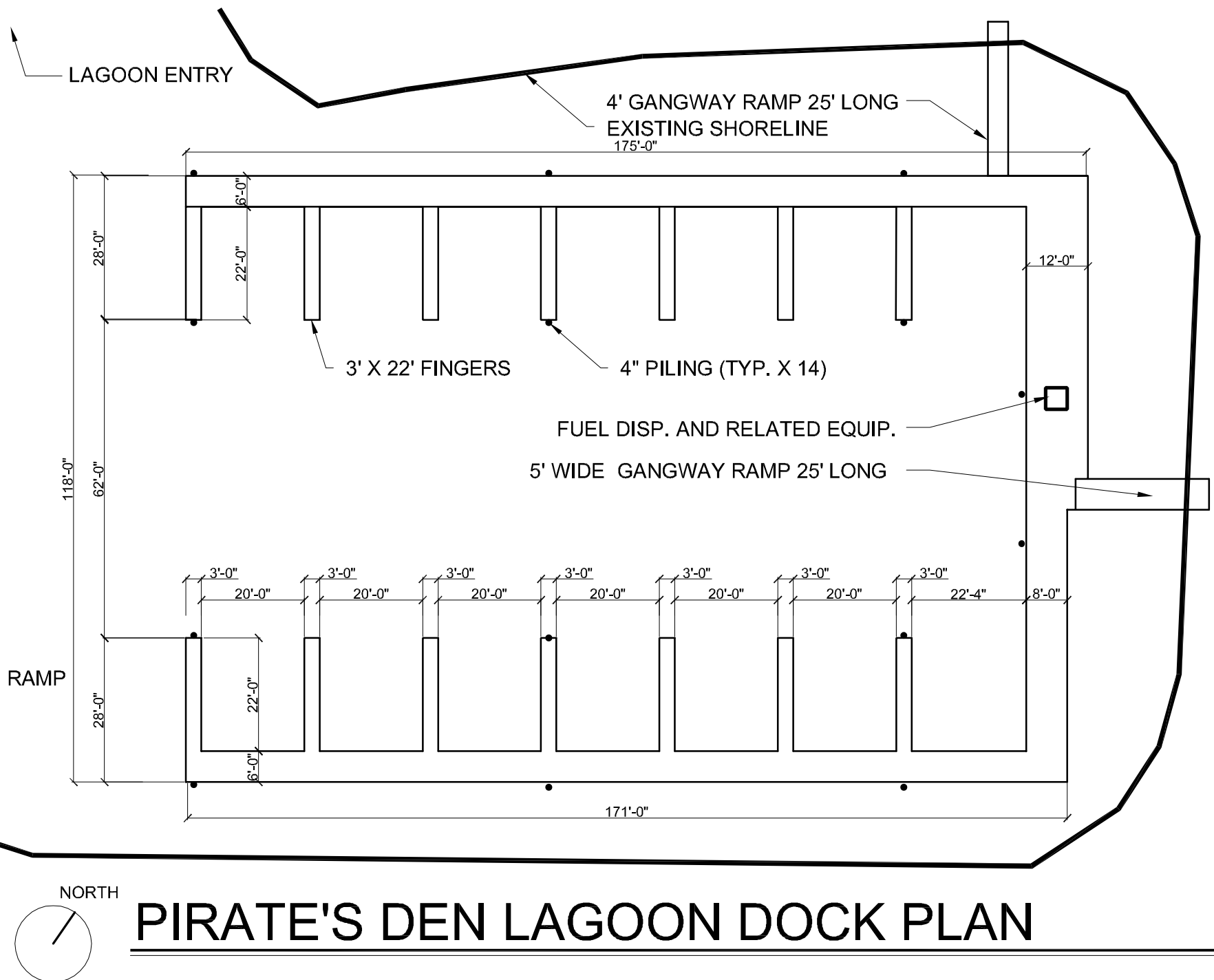
SCALE = NTS

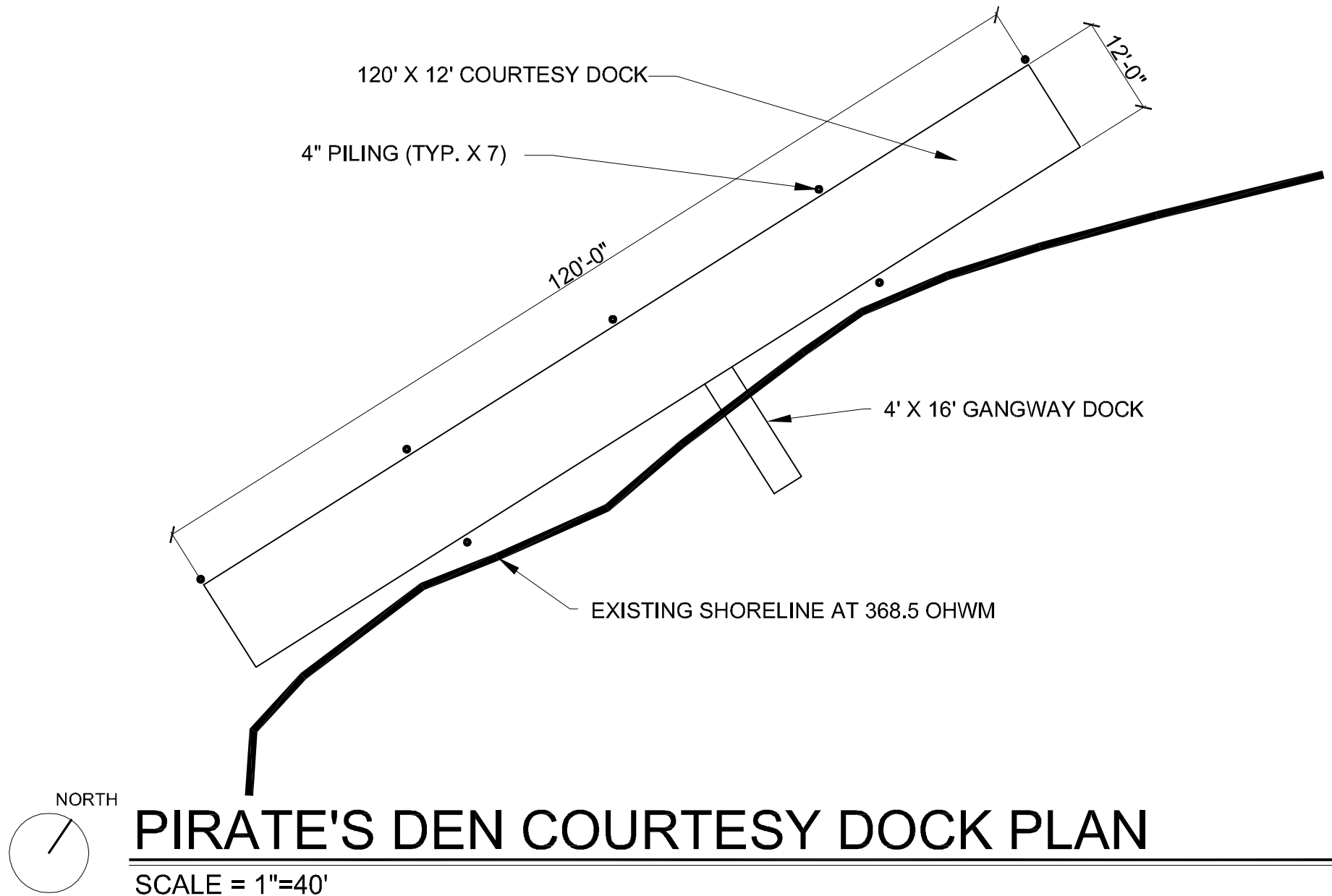
PIRATE'S DEN RV RESORT AND MARINA, LA PAZ COUNTY PARKER, AZ FIGURE 2



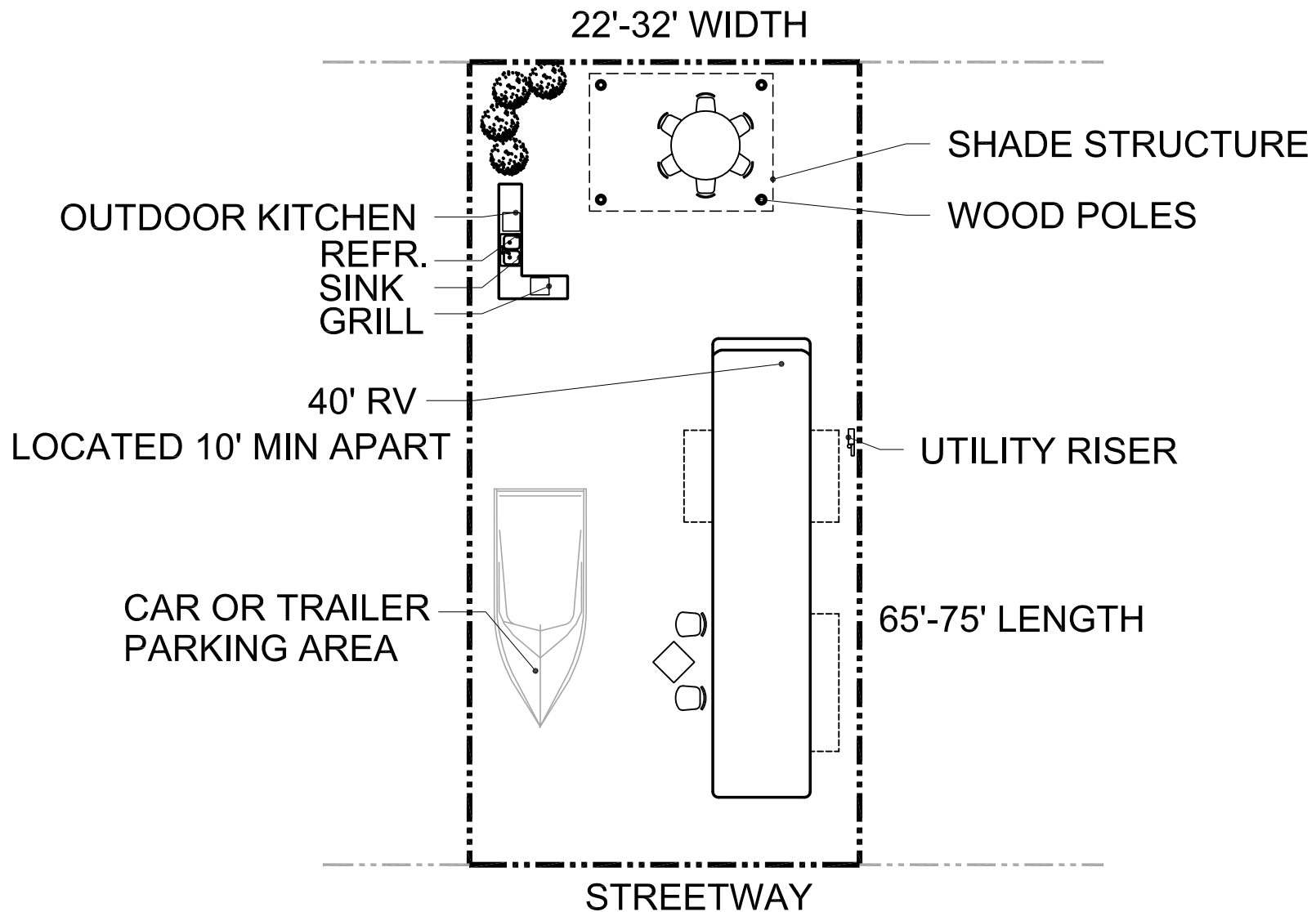
PIRATE'S DEN RV RESORT AND MARINA, LA PAZ COUNTY PARKER, AZ

FIGURE 3

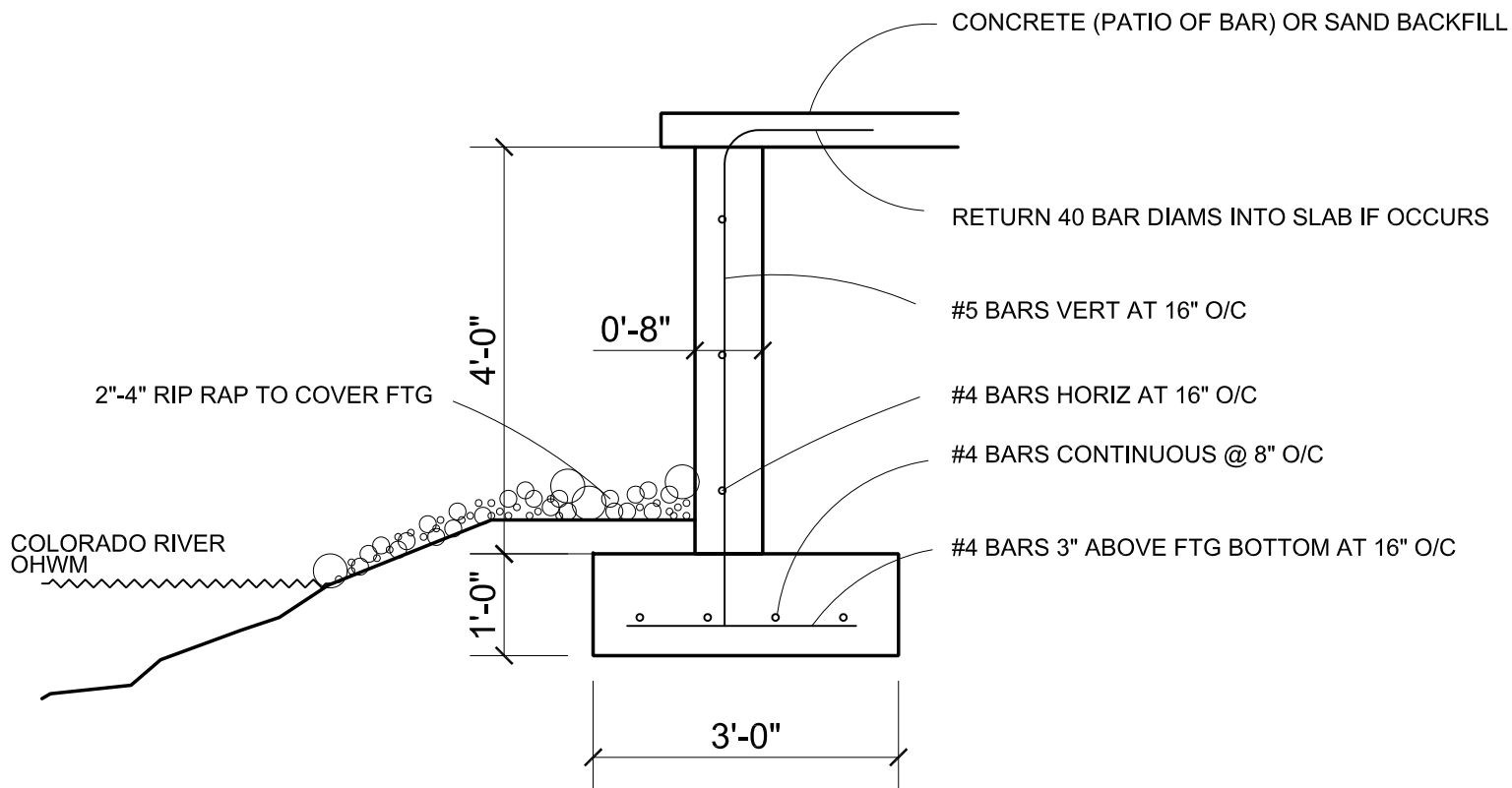




PIRATE'S DEN RV RESORT AND MARINA, LA PAZ COUNTY PARKER, AZ FIGURE 5



INDIVIDUAL TYPICAL RV SITE PLAN



PIRATE'S DEN RV RESORT & MARINA SEAWALL PLAN

5-18-11



DEPARTMENT OF THE ARMY
LOS ANGELES DISTRICT, CORPS OF ENGINEERS
ARIZONA-NEVADA AREA OFFICE
3636 NORTH CENTRAL AVENUE, SUITE 900
PHOENIX, ARIZONA 85012-1939

REPLY TO
ATTENTION OF:

6 April 2011

Office of the Chief
Regulatory Division

Mr. Dan Barbara, Director of Community Resources
La Paz County
C/O Jill Himes
3301 West Genoa Way
Chandler, Arizona 85226

SUBJECT: LETTER OF PERMISSION – La Paz County Park, Pirate's Den and Shoreline Improvements (SPL-2010-00346-WHM)

Dear Mr. Barbara:

I am responding to Jill Himes' request, made on your behalf, of 7 January 2011 (SPL-2010-00346-WHM). Under the provisions of Section 10 of the River and Harbor Act of March 3, 1899 (33 U.S.C. 403) and the Corps of Engineers regulations at 33 CFR Part 325, this Letter of Permission (LOP) authorizes you to construct the following elements:

1. Fourteen (14) double-slip docks within the lagoon with 6 ft walkways, 3 ft X 20 ft fingers, and two gangways as shown in Figures 2 and 3.
2. One courtesy dock on the river 120 ft X 12 ft with a single 4 ft X 16 ft gangway secured by seven 4 inch piles as shown in figures 4 and 5.
3. The action will also include the removal of approximately ten cubic-yards of concrete bags, sandbags, two abandoned boat ramps and concrete blocks placed in the river for erosion control. The concrete blocks will be replaced with approximately 5 cy of rip rap, if continued erosion control is required.

Except as described above, the project will involving no discharge of fill material below the OHWM adjacent to 7350 Riverside Drive (Section 12, T10N, R19W) Parker, La Paz County, Arizona.

Your response is required.

1) You may sign each copy of the LOP. Your signature on the LOP means that you accept the LOP in its entirety, and waive all rights to appeal the LOP, or its terms and conditions.

or

2) You may decline to sign each copy of the LOP because you object to certain terms and/or conditions contained therein. The Corps of Engineers has established an Administrative Appeal Process that is fully described at 33 CFR Part 331. You may initiate the appeal process by completing the enclosed Administrative Appeal Options form. Directions for this form are described within the enclosed form.

-3-

If you have questions, please contact William Miller at (602) ~~640-5385~~ ext 221. ²³⁰⁻⁶⁹⁵⁴

Sincerely,

A handwritten signature in cursive script that reads "Sallie McGuire".

Sallie McGuire
Chief, Arizona Branch
Regulatory Division

Enclosure(s)

If we do not receive, within 60 days from the date of this letter, either one copy of the LOP signed or the completed Administrative Appeal Options form your request for the proposed work will be withdrawn.

If you decide to accept the LOP the owner must sign and date both copies of the LOP on the Permittee line only. At this time do not sign the "Transferee" line. When the property is sold or transferred the party to whom you sell or transfer the property should sign the "Transferee" line. Your signature indicates that you agree to the work as described and to comply with all conditions. You keep one of the LOP copies, with your original signature and date. The second copy of the LOP, also with your original signature and date, is returned to:

U.S. Army Corps of Engineers
ATTN: Regulatory Division
3636 N. Central Ave., Suite 900
Phoenix, Arizona 85012

(a preaddressed envelope is enclosed for your convenience). The LOP is not valid until the Corps of Engineers receives the second signed copy of the LOP.



(PERMITTEE)



(DATE)

When the structures or work authorized by this permit are still in existence at the time the property is sold/transferred, the terms and conditions of this LOP will continue to be binding on the new owner(s) of the property. To validate the transfer of this permit and the liabilities associated with compliance with its terms and conditions, have the transferee sign and date below.

(SIGNATURE OF TRANSFEREE)

(DATE)

Type/Print Name and Address of Transferee Below:

PIRATE'S DEN LLC RV RESORT AND MARINA STORM WATER POLLUTION PREVENTION PLAN

PREPARED BY:

HIMES CONSULTING LLC

3301 WEST GENOA WAY

CHANDLER, AZ 85226

(480) 899-5708

www.himes-consulting.com

April 2011

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Appendix F	AZPDES Construction General Permit

Himes Consulting LLC was retained to prepare a SWPPP for the construction of Pirate's Den RV Resort and Marina project in accordance with the requirements of the Arizona Department of Environmental Quality (ADEQ) AZPDES 2008 Construction General Permit.

The SWPPP should remain on-site during construction activities at all times and be made available upon request. This SWPPP should be amended whenever there is a change in construction or operations that may affect the quality of stormwater discharge from the site. The SWPPP should also be amended if there is a violation of any condition of the General Permit.

1.1 POLLUTION PREVENTION TEAM

Site Operators Responsible for Implementing the Storm Water Pollution Prevention Plan:

Developer/Concessionaire

Pirate's Den LLC

P.O. Box 2790

Lake Havasu, AZ 86405

General Contractor:

Pirate's Den Contracting LLC

Mr. Craig Reynolds, Owner, and Mr. Chris Burley, General Contractor, will be the Pollution Prevention Team for the project. Mr. Burley is very familiar with potential discharge areas and will directly supervise activities. Mr. Burley is responsible for installing, implementing, and maintaining Best Management Practices (BMPs) in this plan and has day-to-day control over the construction plans and specifications. Mr. Reynolds will direct monitoring or inspection activities of stormwater discharges on site. Mr. Burley will be responsible for all aspects of pollution prevention and plan implementation under the supervision of Mr. Reynolds.

1.2 SUBCONTRACTORS

The General Contractor listed in Section 1.2 is responsible for all contractors and subcontractors working on this site to ensure compliance with this SWPPP and the Permit. Subcontractors working on this site include:

Name	Phone	Contact	Work Description

2.1 PROJECT LOCATION

The proposed work for this project is located on the Parker Strip in Parker, Arizona across from the Emerald Canyon golf course in Section 12, Township 10 North, Range 19 West of the Gila and Salt River Meridian. The work is within the 12.9-acre concession lease, located in the northwest corner of the La Paz County Park. AZ. Project vicinity and location maps are included in Appendix A. The project site maps present the following site features:

- USGS Quad map with a 1 mile radius surrounding the site
- location of the construction site
- drainage patterns and surface waters, including wetlands
- topographic features
- areas of soil disturbance
- major staging areas
- locations where significant materials are exposed, and
- major control locations

2.2 PROJECT DESCRIPTION AND SIZE

Pirate's Den LLC proposes to redevelop existing amenities at the La Paz County Park by constructing a beach bar and restaurant, installing boat docks, and upgrading the existing RV sites. Proposed features are located within the 12.9-acre concessionaire area, which is entirely previously-developed.

2.3 SEQUENCE OF MAJOR ACTIVITIES

The sequence of events to be followed for this project is provided in the construction schedule over an eighteen month period, beginning in June 2011 and ending in November 2011. The sequence of activities includes the following: install docks, install utilities (power, sewer, water), grade site, construct structures (bar, restaurant, and other

buildings), pave and/or finish streets and parking area, construct concrete pad/cabanas at RV sites.

2.4 POTENTIAL POLLUTANT SOURCES

Sediment from disturbed soil is the most likely pollutant to be present in stormwater runoff from the construction site. Sediment can come into contact with stormwater from grading operations and other construction. Conformance with erosion and sediment control measures described herein will minimize the amount of sediment that is conveyed off-site in storm water discharges. Other potential sources of pollutants from construction activities are associated with construction vehicles, equipment, and materials, and include the following:

- Oil and grease, including leaks from vehicles
- Concrete and asphalt
- Waste oils and waste solvents
- Brake fluid and other hydraulic fluids
- Transmission fluid and oils
- Diesel fuel, including leaks and spills from vehicles and fueling operations
- Engine coolant
- Trash and debris
- Stored materials, including borrow, aggregate, rip rap, and re-milled asphalt

2.5 SOIL DESCRIPTION AND RUNOFF COEFFICIENT

Native soils within the project area consist of Gilman-Yahana complex dry soils (NRCS, Soil Survey for the Kofa Area, Arizona, Parts of La Paz and Yuma Counties, 2011). This soil complex is composed of 55 percent Gilman and similar soils and 35 percent Yahana and similar soils. Gilman and Yahana soils are both well-drained soils found on floodplains with occasional flooding and no frequency of ponding. Maximum calcium carbonate content is 4 percent. Typical profile of Gilman soils is very fine sandy loam (0 to 2 inches), very fine sandy loam (2 to 18 inches), silt loam (18 to 26 inches), loamy fine sand (26 to 32 inches), and very fine sandy loam (32 to 60 inches). Typical profile of Yahana soils is loam (0 to 2 inches), silty clay loam (2 to 22 inches), silt loam (22 to 34 inches), and silty clay loam (34 to 60 inches).

Estimated runoff coefficient for soils on the site during and following completion of construction is as follows:

Pre-Construction: 0.20-0.30

During Construction: 0.20-0.30

Post-Construction: 0.20-0.30

2.6 RECEIVING WATERS

One ephemeral wash traverses the project site and the Colorado River, a navigable waterway, lies immediately adjacent to the site to the west.

Pirate's Den is responsible for the implementation of all control practices, including source controls, erosion and sedimentation controls, and other controls for the road improvements.

3.1 SOURCE CONTROLS

3.1.1 Good Housekeeping

All materials stored onsite will be stored in a neat, orderly manner in their appropriate containers or packaging. Whenever possible, all of a product will be used before disposing of the container. Construction materials and supplies needed for the project are anticipated to include asphalt, concrete, rip rap, wood, and other miscellaneous building materials.

Some of these materials will be stored in the staging area shown on the site map. Only non-hazardous materials will be allowed at the staging area. Rip rap and borrow will also be stored onsite. Refueling of construction vehicles will take place off-site area when possible.

3.1.2 Spill Prevention, Containment and Countermeasures

In addition to good housekeeping practices, the following practices will be followed during construction of the project to reduce the risk of spills or other accidental exposure of both hazardous and non-hazardous materials and substances to storm water runoff:

- Products will be kept in original containers clearly displaying the original label unless they are not resealable. Original labels and Material Data Safety Sheets (MSDS) will be maintained onsite. Manufacture's recommendations for proper use and disposal will be followed. Whenever possible, all of a product will be used up before disposing of the container. Substances will not be mixed with one another unless recommended by the manufacturer.

- Bulk products placed into smaller containers and products placed into other containers due to non-resealable original packaging or damage to original packaging will be properly labeled.
- Hazardous waste will not be deliberately mixed with non-hazardous material in order to avoid disposal requirements. When waste solvents that are listed hazardous wastes are mixed with other materials (e.g. rags used to wipe off the solvent and grease or dirt, or absorbent used to clean up a solvent spill), the entire mixture will be managed as hazardous waste. Rags or clean-up debris generated without the use of solvents may be disposed of as solid, non-hazardous waste.
- All onsite vehicles will be monitored for leaks and receive regular preventative maintenance to reduce any chance of leakage. Machinery service and refueling areas will be located offsite.
- The General Contractor will visually inspect the site as needed to ensure proper use and disposal of materials onsite.

3.1.3 Spill Control Practices

The following practices will be followed for spill prevention and cleanup:

- Manufacturers' recommended methods for spill cleanup will be clearly posted and site personnel will be made aware of the procedures and the location of the information and cleanup supplies. If sensitive materials are utilized on the project they will be stored in a protected area.
- Materials and equipment necessary for spill cleanup will be kept onsite. Equipment and materials will include but not be limited to brooms, dustpans, mops, rags, gloves, goggles, kitty litter, sand, sawdust, and plastic and metal trash containers specifically for this purpose.
- All spills will be cleaned up immediately after discovery.
- The spill area will be kept well ventilated and personnel will wear appropriate protective clothing to prevent injury from contact with a hazardous substance.

- Spills of toxic hazardous material will be reported to the appropriate State or local government agency, regardless of the size.
- In the event of a spill of chemicals or any type of hazardous materials, the Pirate's Den President will be contacted. If needed, ENVIRONMENTAL RESPONSE, INC. at 1-800-626-9382, will be contacted by Pirate's Den.

3.2 EROSION AND SEDIMENT CONTROLS

Adequate measures will be taken to ensure proper drainage during construction. At the construction site, Pirate's Den will utilize sediment logs to minimize discharge into the adjacent ephemeral wash and the Colorado River. Initial grading will be conducted to continue to direct flows towards the ephemeral wash (as is currently) rather than towards the Colorado River. No stockpiles will be placed in area washes.

Construction of other temporary control measures will be done on an as-needed basis to control erosion and prevent pollution. If conditions change during the progress of the project, the SWPPP will be amended to reflect these changes. Pirate's Den will maintain all storm water pollution control devices on the project in proper working order, which will include cleaning or repair during the duration of the project.

The project site will be monitored and inspected for on and off-site sediment accumulation, as described in Section 4 of this plan. If sediment accumulation is encountered during inspections appropriate actions will be taken to have excess sediment relocated to an approved location. Due to the nature of the construction project, no permanent sediment basins have been designed.

3.2.1 Soil Stabilization Practices

The following measures will be implemented to the maximum extent practicable to control erosion and sediments in disturbed areas:

- Time grading operations to minimize soil exposure
- Minimize disturbance areas to maximize retention of existing vegetation
- Inspect and maintain control measures frequently.

The project will be conducted in phases which will minimize the amount of material that is exposed at a time. Completed areas will be stabilized with asphalt (roads) or landscaping materials (plants and decomposed granite).

3.2.2 Structural Practices

Sediment and erosion controls are proposed to minimize the potential for sedimentation into the ephemeral washes. Pirate's Den will maintain all storm water pollution control devices on the project in proper working order, which will include cleaning and/or repair during the duration of the project. Permanent and temporary erosion and sediment controls consist of the following:

- Sediment Logs
- Stabilized Construction Entrance
- Rip Rap Bank Stabilization

BMP drawings can be found in Appendix C. Pirate's Den will provide temporary stabilization, or initiate permanent stabilization of disturbed areas within 14 calendar days of the most recent land disturbance where construction has been temporarily suspended or have permanently ceased. As there are no storm drains located within or near the project site, no storm drain inlet protection is necessary.

3.3 POST-CONSTRUCTION STORMWATER MANAGEMENT

Post-construction storm water management is incorporated into the designed improvements and final topographic grade of the site. Post-construction grade will direct runoff into the adjacent ephemeral wash.

3.4 OTHER CONTROLS

3.4.1 Waste Disposal

Construction waste material will be collected at the construction site at the end of each working day. Dumpsters and other suitable containers will be used to dispose of trash, if needed, in the staging area. Routinely generated non-hazardous solid waste, including lunchroom wastes, paper, non-recyclable scrap metal, demolition debris, and equipment

maintenance waste will also be placed in designated trash containers. A licensed contractor will regularly remove non-hazardous waste materials from the site.

All sanitary waste will be collected from the portable units a minimum of once per week or as required by vendor, a licensed sanitary waste management contractor, as required by state regulations. Sanitary facilities will be maintained onsite.

Waste materials from vehicle maintenance activities such as waste oils and transmission fluid will be confined to off-site vehicle service areas in Parker. Any liquid wastes generated on-site will be stored in sealed containers in the staging area and covered to minimize exposure to stormwater. These wastes will be hauled off-site and disposed of by a private contractor on an as-needed basis. Waste disposal methods shall be in compliance with federal, state, and local regulations.

3.4.2 Vehicle Tracking

Vehicle tracking of sediments onto area roadways will be minimized with the installation of a gravel construction entrance stabilized with 1 inch rock.

3.4.3 Dust Control Practices

Dust will be controlled by wetting down the construction area on a regular basis during construction activity on an as-needed basis. This practice will also reduce the potential for wind erosion.

3.5 NON-STORMWATER DISCHARGES

There are no anticipated non-stormwater discharges from the construction site. The wetting down of the site for dust control is not anticipated to generate runoff.

3.6 APPROVED STATE OR LOCAL PLANS

To the best of our knowledge, there are no other state or local storm water plans which pertain to this construction work.

MAINTENANCE, TRAINING, INSPECTIONS, AND CERTIFICATION

4.1 MAINTENANCE AND TRAINING

Employee training will be the responsibility of the General Contractor. Employee training will address control measures identified in this plan including good housekeeping, materials management, spill response, preventative maintenance, and inspections. Training will be conducted upon initiation of site activities as needed.

Effective management of stormwater pollution will require construction crew members to be alert to those conditions that may cause pollutants to enter stormwater. Proper design, use, and maintenance of BMPs by all crew members are essential to the SWPPP. Staff members responsible for conducting inspections will be designated by Pirate's Den. These individuals will train field crews to follow the control practices designated in this SWPPP. The General Contractor is responsible for ensuring that all staff working on the site understands the components of the SWPPP, how it will be implemented, and their individual role in contributing to the effectiveness of the SWPPP.

4.2 INSPECTIONS

The effectiveness and condition of the erosion and sediment control practices and other BMPs described in this SWPPP will be evaluated during site inspections. Inspections will be performed at least once every 14 days and within 24 hours after a rainfall of 0.5 inches by Pirate's Den. Storm water discharges will be visually observed at all discharge locations within one business day after each rain event of 0.5 inches or greater in 24 hours. Pirate's Den will monitor rainfall on the site with a commercially manufactured rain gauge accurate to within 0.1 inch of rain.

The inspector will evaluate whether control practices to reduce pollutant loadings identified in the SWPPP are adequate and properly implemented, or whether additional control practices are needed to reduce pollutant loadings from areas associated with construction activity. Areas of inspection will include all disturbance areas, areas used to store materials (staging areas), evidence of pollutants entering receiving waters, proper functioning of controls, effectiveness of controls, and evidence of sediment tracking at

entrances and exits. The scope of inspections is listed on the inspection form in Appendix D. If additional practices are needed, the SWPPP will be revised within 7 days of the inspection. The additional control measures will also be implemented within 7 days of the inspection.

A record of the inspections shall include the date, the individual(s) performing the inspection and their qualifications, the observations, weather information, and certification of noncompliance or full compliance. Inspection forms are provided in Appendix D.

The inspection forms shall be kept with the SWPPP in chronological order and within 24 hours of completing the inspection. Records of inspection must be retained for a minimum of three years.

4.3 CERTIFICATION

The SWPPP shall be signed by a responsible corporate officer or duly authorized representative of Pirate's Den Construction Company. A "responsible corporate officer" means:

- A president, secretary, treasurer, or vice president in charge of a principal business function, or any other person who performs similar policy or decision-making functions; or
- The manager of the construction activity if authority to sign documents has been assigned or delegated to the manager.

A "duly authorized representative" means"

- The authorization is made in writing by a person described above and retained as part of the SWPPP; and
- The authorization specifies either an individual or a position having responsibility for the overall operation of the construction activity.

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system,

or those persons directly responsible for gathering information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Pirate's Den LLC

Signature: Craig Reynolds, President

(Date)

4.4 RETENTION OF RECORDS

The SWPPP, records of data used to complete the Notice of Intent (NOI) (Appendix E), and inspection forms (Appendix D) shall be retained by Pirate's Den onsite for the duration of the project and retained in the office for a period of at least three years from the final stabilization of the site. Pirate's Den shall retain a copy of the SWPPP at the construction site from the date of project initiation to the date of final stabilization. Pirate's Den will post a sign at the main entrance of the construction site containing a copy of the NOI authorization, construction site contact name and telephone number, brief project description, and location of the SWPPP. Records of stabilization, including dates when major grading activities occur, dates when construction activities temporarily or permanently cease on any portion of the site, and dates when stabilization measures are initiated and completed and reasons for delay must be maintained as part of the SWPPP (Appendix D). The Notice of Termination form (NOT) (Appendix E) will be submitted at the completion of the project.

4.5 SWPPP REVISION OR MODIFICATIONS

Amendments to the SWPPP will be made within 15 business days when any of the following occur:

- There is a change in design, construction, operation, or maintenance at the project site which has a significant effect on the discharge, or potential for discharge of pollutants from the facility.
- During inspections, monitoring, or investigations it is determined that the SWPPP is ineffective in eliminating or significantly minimizing pollutants from sources or is otherwise not achieving the objectives of controlling pollutant discharges.

APPENDIX A

MAPS

APPENDIX B

**AZPDES NOTICE OF INTENT
AND NOTICE OF TERMINATION**

APPENDIX C

INSPECTION FORMS

APPENDIX D

CORRECTIVE ACTION/SWPPP AMENDMENT LOG

APPENDIX E

BEST MANAGEMENT PRACTICES

APPENDIX F

AZPDES CONSTRUCTION GENERAL PERMIT



AZPDES Permit: AZG-2008-001
NOTICE OF INTENT (NOI)
 for Construction Activity Discharges to
 Waters of the United States

FOR COVERAGE, A COMPLETE AND ACCURATE NOI MUST BE SUBMITTED TO:
 Arizona Department of Environmental Quality; Surface Water Section / Stormwater & General Permits Unit
 1110 West Washington, 6416A-1; Phoenix, Arizona 85007
 FAX: (602) 771-4528

► Is this NOI a revision to a project previously filed under the 2008 AZPDES Construction General Permit? ☐ YES ☒ NO If yes, complete the following:

- Provide your current authorization #: AZCON-_____
- Provide the name of the project/site in Part II and ONLY the specific information being revised.
- Complete the certification section in Part V and have this document signed by the authorized signatory.

Is the Site Located on
Indian Country Lands?

☐ YES ☒ NO

I. OPERATOR (Applicant) INFORMATION

Phone: (928) 846-9545

- Contact Name: Craig Reynolds Fax: _____
- Operator's Business Name: Pirate's Den LLC
- Operator's Mailing Address: P.O. Box 2067
- City: Lake Havasu State: AZ Zip: 86405

BUSINESS STATUS: Federal ☐ State ☐ Other Public ☐ Private ☒

II. CONSTRUCTION SITE INFORMATION

- Project/Site Name: Pirate's Den RV Resort and Marina
- County Parcel No. (at main entrance): 311-350-11C Phone: (928) 667-2069
- Type of Project (subdivision, commercial, road, pipeline, utility, ADOT project, etc.): Commercial RV Resort & Marina
 If a subdivision, has state or local subdivision approval been obtained? ☐ YES ☐ NO
 If yes, provide the Subdivision Certificate of Approval number: _____
- Is the project part of a larger plan of development? ☐ YES ☒ NO (See Item II in the Instructions)
- Does the project have/need other environmental permits or approvals? If so, list and provide the permit/approval number (attached sheet, if necessary): US Army Corps of Engineers Permit (No. SPL-2010-00346-WHM);
BLM Lake Havasu Field Office approval pending
- Site physical location (include address, if applicable, or directions from nearest municipality):
7350 Riverside Drive
- City: Parker State: AZ Zip: _____ County: La Paz
- Estimated Project Start Date: 06/01/2011 Estimated Termination Date: _____
 (Month / Day / Year) (Final Stabilization)
- Estimate of total acres (to the nearest 1/2 acre) to be disturbed with the entire construction project: 8.5
- Estimate of total acres (to the nearest 1/2 acre) to be disturbed by your operations: 8.5

September 2010

- ▶ Select the non-stormwater discharges expected to be associated with your construction-related activities (according to attached instructions):

☐ None
☐ Discharges from emergency fire-fighting activities
☐ Fire hydrant flushing – ephemeral receiving waters
☒ Waters used to control dust – no reclaimed or other wastewaters
☐ Potable water line flushing – ephemeral receiving waters
☐ Routine external building wash-down – no detergents
☐ Pavement wash waters – no spills or leaks of toxic or hazardous materials and no detergents
☐ Uncontaminated air conditioning or compressor condensate
☐ Uncontaminated groundwater

☐ Foundation or footing drains – uncontaminated
☐ Potable water well flushing – ephemeral receiving waters
☐ Water used for compacting soil – no reclaimed or other wastewaters
☐ Water used for drilling and coring (e.g., for evaluation of foundation materials) – uncontaminated
☐ Uncontaminated water from dewatering operations/foundations
☐ Other, specify _____

III. DISCHARGE LOCATION

- ▶ Provide the latitude/longitude of the construction site at the point nearest the receiving water (natural water course):

Latitude: 34° 13' 26" . 35" Longitude: 114° 11' 42" . 89"
 (Degrees, minutes, seconds) (Degrees, minutes, seconds)

- ▶ Identify the closest receiving water to construction site (e.g., dry washes, named waterbodies and unnamed waterbodies) (See Item III in the Instructions): Unnamed ephemeral wash and the Colorado River

- ▶ Is there a potential for any discharges from the site to enter a municipal storm sewer system (MS4), canal, or a privately-owned conveyance? YES ☒ NO

▶ If yes, enter name of MS4, canal, or conveyance owner: _____

IV. PERMIT AUTHORIZATION CANNOT OCCUR UNTIL A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN DEVELOPED AND IMPLEMENTED ACCORDING TO THE TERMS OF THE GENERAL PERMIT

- ▶ ☒ I confirm that a SWPPP meeting the requirements of the general permit has been developed and will be implemented prior to commencing construction activities at this site and will be located at the site during construction activities. If this is a late application, a SWPPP has been developed and implemented prior to this submittal. (ADEQ reserves the right to take enforcement action for any unpermitted discharge or permit noncompliance that occurs between the time construction commenced and discharge authorization is granted.)
 ▶ When construction activities are not actively underway, the SWPPP will be available at the following location: (See Part III.G.2 in the general permit.) Pirate's Den office at La Paz County Park (7350 Riverside Drive, Parker, AZ)

- ▶ Name of person to contact for SWPPP access: Craig Reynolds
 ▶ Telephone number of SWPPP contact: (928) 846-9545
 ▶ This project may discharge within 1/4 mile of an impaired or unique waterbody: YES ☒ NO
 _____ If yes, a copy of my SWPPP is enclosed with this application.

V. CERTIFICATION BY AUTHORIZED SIGNATORY (See Part VIII.J.1 in the general permit)

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision, as applicable, in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage this system, or those persons directly responsible for gathering the information, I believe the information submitted is true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment. In addition, as the operator, I certify that I have reviewed and intend to comply with all terms and conditions stipulated in General Permit No. AZG-2008-001 issued by the Director."

Printed Name: Craig Reynolds Title: President
 Signature: [Signature] Date: 4/11/14
 Business Name: Pirate's Den LLC
 Address: P.O. Box 2790
 City: Lake Havasu State: AZ Zip: 86405 Phone: (928) 846-9545

LA PAZ COUNTY PARK PLAN OF DEVELOPMENT (UPDATED – MAY 2011)

LOCATION

The La Paz County Park (the westernmost 101.2 acres of the existing Bureau of Reclamation Park and Recreational Purpose Lease – No. 14-06-300-1813 and AZAR 035906 managed by the Bureau of Land Management, which entire lease includes the La Paz County Park and the La Paz County Emerald Canyon Golf Course, is located at 7350 Riverside Drive, Parker, La Paz County, Arizona 85344 (Section 12, Township 10N, Range 19W of the G&SRM). The Park is bounded on the east by the Colorado River and on the west by the Riverside Drive (Old US 95) right-of-way with the Emerald Canyon Golf Course (La Paz County) located immediately to the east of said right-of-way. The La Paz County Park is located approximately seven (7) miles north of the incorporated Town of Parker, Arizona and approximately three (3) miles north of the northernmost boundary of the lands of the Colorado River Indian Tribes.

BACKGROUND/EXISTING PARK IMPROVEMENTS

The La Paz County Park is an existing on-the-water outdoor recreational amenity managed by La Paz County. The original PRP lease for the then Ah-Villa Park was granted to Yuma County (assumed by the formation of La Paz County in 1983) on April 15, 1966, and the stated purpose for said lease was the establishment of an outdoor recreational park. The La Paz County Park (under current and previous names) has been in operation as an outdoor recreational amenity under the management of Yuma and now La Paz County since that date. Revenues generated by user fees charged for park services are collected by La Paz County and offset the La Paz County Park operational budget. Day use services are provided to residents of La Paz County without charge.

The La Paz County Park currently offers one-hundred fourteen (114) recreational vehicle spaces (with provision for water, electrical power, and cable television services), thirty-six (36) dry camp sites with ramadas, two hundred (200) dry camp site locations without ramadas, three (3) boat launch facilities, a tennis court, a volleyball court, a putting green, a softball field, a horseshoe pit, a dog park, multiple picnics areas, nature and beach trails, a lagoon with dock facilities (inclusive of a boat launch mentioned above), a multi-purpose enclosed pavilion with commercial kitchen, twelve (12) restroom facilities (inclusive of four shower facilities), a solid waste dump station (referred to as a vault and haul facility), and a special event area.

In addition to the above, the park is supported by the following structures:

- (1) a maintenance building and fenced maintenance yard;
- (2) a park office building;
- (3) a multi-purpose facility (inclusive of offices for the camp host and law enforcement ranger as well as a recreational room and staff break room);
- (4) a network of paved and unpaved roadways;

- (5) designated parking areas;
- (6) primary and secondary campuses with permitted wells (certified as transient community potable water sources by the ADEQ and with testing compliance monitored by a contract Certified Water Operator);
- (7) a refuse transfer site; and
- (8) three guard house structures.

(See Attached Site Topographic Survey/Map for specific locations of the aforementioned existing facilities.)

The above structures (including the restroom facilities) utilize existing permitted septic systems for wastewater disposal. With the exception of the above-mentioned dump station, sewer/septic services are not provided to the aforementioned recreational vehicle, ramada, or other dry camp sites.

The park operates on a year-round basis.

Existing facility maintenance services are provided (in general) by La Paz County Parks Department staff under the direction of the La Paz County Parks Director.

Security and Law Enforcement Services are provided (in general) by the La Paz County Certified Parks Ranger and staff as well as the La Paz County Sheriff's Department.

PROPOSED NEW FACILITIES

The following facilities will be constructed and maintained by Pirate's Den, LLC, for a period of twenty (20) years as a concessionaire of La Paz County under a lease/concession contract entered by and between La Paz County and Pirate's Den, LLC on October 4, 2010 and as amended by mutual agreement of the parties on November 1, 2010. All of the foregoing improvements are depicted on Overlays (S1 and U1-5) and are included as attachments to this document.

The purpose of the foregoing improvements includes the provision of additional (not previously offered) services to park and area patrons and the attraction of new patrons to bolster the local economy.

Project Component 1 – Beach Bar and Restaurant

A proposed beach bar (capacity of 122) and restaurant (capacity of 69) will be constructed in partial replacement of an existing parking area currently located east of the existing park lagoon and west of the Colorado River (between the lagoon and the Colorado River). The restaurant facility (60'x30') will include both enclosed and open air dining areas, restrooms, a commercial kitchen, and office space. The beach bar facility (a separate related structure of 50'x40') will feature an open air bar adjacent to the Colorado River and the existing lagoon. Both structures will be stick-built (wood-framed) with a perimeter foundation wall and concrete pier foundations/footings. The existing asphalt within the bar and restaurant area will be

removed, and the area will be graded and elevated by one (1) foot in accordance with specific zoning requirements. The adjacent and supporting parking area will be redesigned and repaved accordingly.

Project Component 2 – Boat Docks

Proposed boat docks will be installed in the existing lagoon, including a fuel dock and a courtesy dock. Fourteen (14) double-slip docks with 6' walkways, 3'x22' fingers, and two (2) gangways (4'x30' and 5'x30', respectively) will be installed within the existing lagoon. Connecting walkways along the northwestern end will be 8' and 12' wide, respectively. The Overall length of the U-shaped dock shall be 444'8", and said dock system shall be secured by a total of fourteen (14) 4" pilings. The docks will be used for boating access to the park as well as to provide for fueling and water craft rentals. Watercraft rentals will be provided by Pirate's Den, LLC. The courtesy dock shall be 120' long x 12' wide with a 4' x 16' gangway, and said dock system shall be secured by seven (7) 4" pilings. All gangways/ramps and docks will be of commercial quality and will utilize 12" shop-welded galvanized aluminum frames to be set upon encapsulated foam flotation devices attached by 3/8" stainless steel bolts. The ramps will include safety handrails as required on all sides. Mitigation for potential indirect and cumulative impacts from the installation of the docks would be provided by contribution of an in-lieu mitigation fee of \$5,596 to the La Paz County Endangered Species Fund as required by the US Army Corps of Engineers.

Compliant sand will be added to the existing beach above the ordinary high water mark (OHWM) with no change to the existing slope of the bankline.

Project Component 3 – RV Site/Accommodations

The existing thirty (30) recreational vehicle (RV) sites located within the boundaries of the proposed improvement area will be upgraded to provide a maximum of one hundred seven (107) sites. The dimensions of each RV site will be a minimum of 25'x70'. The existing beachfront RV sites will be upgraded to include a 12'x16' concrete slab with a cabana-style shade structure, a kitchenette (refrigerator and sink), a barbecue, benches, and site utilities. The existing ramadas will be relocated north along the shoreline, continuing the existing line of ramadas outside of the general improvement area. The existing second and third row RV sites will be upgraded to include a concrete slab, site utilities, and potential future shade structures. The existing unpaved roadways within the RV site area will be improved by adding adjacent landscaping and decomposed granite as a dust control measure. Under this current configuration the existing trees will remain within the RV area.

Project Component 4 – Pirate's Den Check-in Office/Marina Store

A check-in office/store building for the use of Pirate's Den and Pirate's Den patrons will be constructed along the primary entry route into the delineated Pirate's Den concession area. Said check-in office/store will serve as a security checkpoint and control point for entry into the concession area. Office and store facilities as well as a restroom will be located within said structure.

Project Component 5 – Utility Installation

Utility services (including water lines, sewer lines, underground power lines, and data lines) will be installed in the project area in support of the above-mentioned activities. Such installation will be consistent with the Utility Site Plans attached hereto and will comply with all current local, state, and federal laws, codes, rules, and regulations regarding such installation. Initially, the provision of sewer services to the recreational vehicle (RV) section of the project area will involve the installation of an on-site wastewater vault system (20,000 gal. capacity per vault) (from whence solid and liquid wastes will be regularly pumped and transported by and to a certified provider) with stub outs installed for future connection to the regional wastewater treatment system (Buckskin Sanitary District) when district infrastructure is available in proximity to the site making such a connection cost effective. Vault system will be installed within the project area, and no connection will be made between the sewer vault system within the project area and the existing vault system of the La Paz County Park.

Water will be supplied to the project through a connection with the existing La Paz County Park Water System. In accordance with La Paz County's current arrangement with the BLM, all water drawn from the currently inspected wells will be metered, and BLM will be reimbursed based upon the current rate per acre foot of water. La Paz County will meter the water used by Pirate's Den, and will invoice Pirate's Den for water use in accordance with the existing contract between La Paz County and Pirate's Den. Resulting from the fact that the current project will replace existing RV and camping spaces with similar activities and will only add water use related to the operation of the proposed restaurant and bar in while resulting in the removal of a substantial area of grass, there is likely to be a minimal net increase in overall water consumption as a result of the proposed project. An engineering demand study completed by EWL (Engineered with Layton, PLC) concluded that, based upon current pumping, water demands at the park average 126,000 gpd. The estimate provided for total consumption (inclusive of the proposed project) is 138,600 gpd.

All utility lines will be buried within existing roadways.

Project Component 6 – Landscaping

Landscaping within the proposed improvement area will involve the installation of a variety of native species. Palm trees currently located within the lease boundaries may be relocated within the lease including within the proposed project area. Decomposed granite will be installed within the recreational sites and elsewhere as appropriate for dust control. White beach sand will be installed within the beach area east of the RV sites and restaurant/bar above the ordinary high water mark.

Project Component 7 – Dry Storage Area

A chain link fenced dry storage area for the storage of such recreational vehicles as boats, trailers, and RV's will be located north of the existing La Paz County Park Office. A specific location and relative estimated dimensions can be located on the site overlay attachment.

Project Component 8 – Access Prohibiting Fencing

Access prohibiting fencing in the form of traffic control gates will be installed within existing driving paths where they intersect with the boundaries of the proposed project area and the remainder of the La Paz County Park for security purposes. Park patrons and other visitors desiring to utilize the lagoon area, boat launches, and other services (restaurant/bar, etc.) will enter through the concession area gate, and while access will be controlled, no entry fees will be charged for such day use activities as boat launching from the public boat launches, etc. Park staff, law enforcement, fire, and other emergency personnel will have access to all ingress/egress points/gates throughout the park and improvement/concession area.

Project Component 9 – Erosion Control

A concrete seawall (230 ft in length), or retaining wall, would be installed above the ordinary high water mark to stabilize the shoreline and reduce erosion into the river. Rip rap would be placed at the toe of the seawall above the ordinary high water mark to provide additional stabilization and to prevent potential erosion at the footing.

NEPA COMPLIANCE FOR PROPOSED NEW FACILITIES

La Paz County is committed to compliance with the National Environmental Protection Act (NEPA), and has submitted a first draft Environmental Assessment (EA) as an attachment to this document. The entire project area has been previously-disturbed and previously developed for similar outdoor recreational activities.

ANTICIPATED TRAFFIC/FACILITY USE

La Paz County anticipates that the overall number of park patrons (both within the Pirate's Den concession area and the La Paz County Park in general) will increase by 33% over the current census for total anticipated annual use census of just over 50,000. The newly proposed facilities have been designed and will be constructed in keeping with the anticipated number of seasonal and weekend visitors. La Paz County has recently established a law enforcement Certified Park Ranger position in order to assist with maintaining security and public order within the park's grounds during peak days/seasons. It is anticipated that RV section use will peak during the fall and winter months, and that restaurant/bar and on-the-water amenity use will peak during the late spring and summer months annually. The anticipated type of visitors are likely to include winter visitors (commonly referred to as "snowbirds") in recreational vehicles in the fall and winter months, and boating/water related patrons during the peak boating season of the late spring and summer months. The current intent of Pirate's Den is that the restaurant and bar will remain open to the public throughout the year, however this decision will ultimately be made based upon usage resulting in a seasonal open period (between October and March).

PARK ACCESS/ALTERNATIVE ENTRY ROUTES

The La Paz County Park can be accessed currently by pedestrians and by vehicle through a main entry gate proximal to the northern portion of the existing park. Two alternative entry gates (the southernmost of which is currently used primarily for special events) are also available as needed. The central entry gate will be dedicated to patrons entering the Pirate's Den concession area of the park and will be improved accordingly through landscaping and the

construction of a check-in office/store facility. The park in general is accessed from Riverside Drive (a La Paz County right-of-way) which in turn is accessed from US-95 to the north, east, and south of the park location.

Access by water will occur through the existing three boat ramps/docks and related improvements. Slips will be installed within the lagoon as previously described.

LEGAL DESCRIPTIONS

Legal Description of the La Paz County Park

A parcel of land for leasing purposes in accordance with United States Department of the Interior, Bureau of Reclamation Lease Number 14-06-300-1813, dated April 15, 1966 being described as:

That part of Section 12, Township 10 North, Range 19 West of the Gila and Salt River Meridian, La Paz County, Arizona described as: Commencing at the Southwest corner of said Section 12; thence North 00 degrees 18 minutes 40 seconds East, 982.71 feet along the West line of said Section to the centerline of Riverside Drive (Old Highway 95) and the Point of Beginning; thence continuing North 00 degrees 18 minutes 40 seconds East 1005.31 feet along said West Section line to Reference Point "A", said Reference Point "A" being on the Left Bank of the Colorado River; thence Northeasterly 4,570 feet more or less along the Left Bank of said Colorado River to a point bearing North 42 degrees 48 minutes 04 seconds East 4567.46 feet from said Reference Point "A"; thence South 40 degrees 11 minutes 13 seconds East 171.89 feet along the projected North line of said Section 12 over accreted land as determined by Eldon W. Sibley, Bureau of Land Management Cadastral Surveyor in January, 1962; thence South 89 degrees 46 minutes 55 seconds East 673.17 feet along the North line of said Section 12 to the centerline of Riverside Drive (old Highway 95), said point bearing North 89 degrees 46 minutes 55 seconds West 1,398.61 feet from the Northeast corner of said Section 12; thence South 89 degrees 46 minutes 55 seconds East 673.17 feet along the North line of said Section 12 to the centerline of Riverside Drive (old Highway 95), said point bearing North 89 degrees 46 minutes 55 seconds West 1,398.61 feet from the Northeast corner of said Section 12; thence South 37 degrees 10 minutes 57 seconds West 2,184.07 feet along the centerline of said Riverside Drive (Old Highway 95); thence continuing along said centerline 862.65 feet along a 4,880 foot radius curve to the right having a chord bearing and distance of South 42 degrees 14 minutes 48 seconds West 861.53 feet; thence continuing along said centerline South 48 degrees 18 minutes 39 seconds West 1,704.05 feet; thence continuing along said centerline South 47 degrees 04 minutes 19 seconds West 1,012.00 feet to the Point of Beginning. Subject to the use of the Southeasterly 33 feet thereof for road right of way. Also subject to any other easements, restrictions, and covenants of record. This parcel contains 101.2 acres, more or less, exclusive of road rights of way.

Legal Description of La Paz County's Concession to Pirate's Den, LLC

A parcel of land for leasing purposes in accordance with United States Department of the Interior, Bureau of Reclamation Lease Number 14-06-300-1813 dated April 15, 1966 being described as:

That part of Section 12, Township 10 North, Range 19 West of the Gila and Salt River Meridian, La Paz County, Arizona described as: Commencing at the Southwest corner of said Section 12; thence North 00 degrees 18 minutes 40 seconds East 1988.02 feet along the West line of said Section 12 to Reference Point "A", said Reference Point "A" being on the Left Bank of the Colorado River; thence Northeasterly 366 feet more or less along the Left Bank of said Colorado River to a point bearing North 43 degrees 26 minutes 54 seconds East 365.18 feet from said Reference Point "A", to Reference Point "B"; thence Northeasterly 1,488 feet more or less along the Left Bank of said Colorado River to a point bearing North 36 degrees 42 minutes 12 second East 1,487.87 feet from said Reference Point "B"; thence South 49 degrees 54 minutes 14 seconds East 363.76 feet; thence South 41 degrees 30 minutes 15 seconds West, 771.37 feet; thence South 37 degrees 16 minutes 21 seconds East, 88.93 feet; thence South 41 degrees 50 minutes 06 seconds West 366.78 feet; thence South 42 degrees 26 minutes 02 seconds East 27.37 feet; thence South 47 degrees 21 minutes 31 seconds West 339.44 feet; thence North 47 degrees 41 minutes 45 seconds West 316.86 feet to aforementioned Reference Point "B" and the Point of Beginning. This parcel contains 12.9 acres, more or less.

Facility Design Factors

All components of the aforementioned facilities construction projects will be engineered and designed by registered trades and in accordance with the current standards of their professions as well as in full compliance with the current local, state, and federal laws, rules, codes, and regulations regarding the construction of public facilities. All work will be performed by licensed and bonded general commercial contractors and their subcontractors, and all worked will be stringently monitoring for compliance by La Paz County.

Construction Phase Specific Factors

No sand or gravel will be mined from public lands for use during the course of this project. Equipment for construction of the aforementioned facilities will be secure and stored on-site throughout the construction phase behind temporary chain link fencing. Such activities will not substantially interfere with the operations of the non-affected park areas or adjacent property holders or rights-of-way.

Government Agencies Involved

U.S. Army Corps of Engineers Section 404 permits will be required for certain aspects of the project, specifically pertaining to activities below the ordinary high water mark within the existing lagoon and the shore of the Colorado River. La Paz County applied for the required permits on January 7, 2011.

Also involved or to be consulted with regard to this project are the following federal state, and local agencies:

Bureau Land Management – *Managing Agency of the La Paz County Park land lease*
Bureau of Reclamation – *Agency holding title to the land on which the park is located on behalf of the United States*
U.S. Fish and Wildlife Service – *NEPA consultation*
The Colorado River Indian Tribes and other various tribes – *NEPA consultation*
Arizona Dept. of Environmental Quality – *Permitting*
Arizona Dept. of Water Resources – *NEPA Consultation*
Arizona Fish and Game – *NEPA Consultation*
La Paz County – *Lessee, Permitting*

Permits will be required under Section 404 for work below the OHWM. Additional permits will be required for grading, building construction, sewer/wastewater treatment, water system component installation, etc.

Stabilization and Rehabilitation

All grading and construction activities will be conducted in accordance with the design and engineering specifications and in full compliance with NEPA and the complete Stormwater Pollution Prevention Plan. Vegetation and soil removed from the site will be transported to the La Paz County Landfill for disposal.

Operation and Maintenance

The aforementioned improvements will be managed by Pirate’s Den, LLC in keeping with a concession contract with La Paz County. La Paz County shall monitor compliance with the safe and lawful operation and maintenance of the aforementioned improvements in keeping with said contract as well as La Paz County policies and local, state, and federal laws, rules, and regulations governing the safety, occupancy, and operation of public facilities.

Site security and access control will be the joint responsibility of La Paz County (Parks Department and Certified Park Ranger Division) and Pirate’s Den, LLC.

A high priority will be placed on workplace safety, both during the construction phase and during general operation. La Paz County and Pirate’s Den, LLC will ensure that all best practices in workplace safety are enforced.

Aside from those materials customarily and safely utilized for conventional commercial construction projects, no hazardous or toxic industrial wastes will be used, accumulated, or stored within the park grounds. Cleanup of construction related activities will be the responsibility of the licensed and bonded general commercial contractor with enforcement of such cleanup guaranteed by Pirate’s Den, LLC and La Paz County.

Fire suppression and control shall be included within the design and engineering of components of the aforementioned improvements, and enforcement of fire codes and regulations (such as fire access, fire suppression, and alarm systems) shall be the responsibility of La Paz County.

Inspections of the construction process will be regularly conducted by La Paz County staff to ensure safety and code compliance. Certification, acceptance, and approval will be withheld pending a demonstration of full compliance with all provisions of all relevant rules, regulations, codes, and laws pertaining to the construction of each improvement.

Inspections shall be conducted regularly by La Paz County upon all activities of Pirate's Den, LLC during the operational phase in to ensure compliance with the provisions of the mutual contract between Pirate's Den, LLC and La Paz County.

Emergency operations and contingency planning for the La Paz County can be found within the La Paz County Emergency Operations Plan.

Submitted to the Bureau of Land Management (BLM)
Lake Havasu Field Office for Consideration and Approval on

Date _____

Daniel L. Barbara, M.Ed.
Community Resource Director
On Behalf of La Paz County